



*Knowsley Council*

# **Knowsley and Sefton Green Belt Study**

Final Knowsley Report

**Knowsley MBC  
November 2012**

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## 1. Introduction

- 1.1 Knowsley and Sefton Borough Councils have carried out a Green Belt Study using a common methodology. This document constitutes the “Knowsley Report” which details the findings of the joint Study in relation to Knowsley. A separate report details the findings in relation to Sefton. The Study identifies land in the Green Belt that has the potential to be developed in order to meet future housing and employment needs. Land within the Green Belt would be required once most of the suitable, available and deliverable land in each Council’s urban areas has been developed.
- 1.2 Knowsley and Sefton Borough Councils have also carried out a detailed review of the existing Green Belt boundary as a separate but complementary task, to assess whether the current Green Belt boundaries were drawn consistently, and whether they are still relevant today. The “Knowsley Detailed Green Belt Boundary Review – Version 2<sup>1</sup>” is available on the Council’s website.
- 1.3 To ensure that the Green Belt Study and Detailed Boundary Review are robust, both were consulted on in draft form before they were finalised. This allowed landowners, developers, the public and other stakeholders an opportunity to submit comments regarding the Council’s conclusions about each area of land. The consultation period for Knowsley’s Study took place between **9am Monday 27<sup>th</sup> June** and **5pm Monday 5<sup>th</sup> September 2011** alongside the Core Strategy Preferred Options report and a number of other evidence base reports and technical assessments.
- 1.4 In addition to Knowsley’s report of the Green Belt Study a number of other documents were also available for comment. In the context of the Green Belt Study, the most relevant were:
- Local Development Framework (LDF) Core Strategy “Preferred Options” Report
  - Draft Technical Report: “Planning for Housing Growth in Knowsley”
  - Draft Technical Report: “Planning for Employment in Knowsley”
  - Interim Sustainability Appraisal
- 1.5 Following the consultation period the Councils considered all the responses received and made appropriate amendments to the Studies before they are finalised. The Council also received a number of consultation responses which were related to Green Belt matters, but were attributed to other documents which the Council has prepared. An account of these responses is included in the Report of Consultation – Preferred Options Report<sup>2</sup>.
- 1.6 Further information regarding the documents which were available for comment is available on the Council’s website<sup>3</sup>.

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<sup>1</sup> Knowsley Detailed Green Belt Boundary Review – Version 2 (Knowsley MBC, 2012)

<sup>2</sup> Knowsley LDF Core Strategy Preferred Options: Report of Consultation (Knowsley MBC, 2011)

<sup>3</sup> [www.knowsley.gov.uk/localplan](http://www.knowsley.gov.uk/localplan)

- 1.7 The recommendations of Knowsley's Green Belt Study have informed the preparation of its Core Strategy Proposed Submission document<sup>4</sup>. Knowsley's Core Strategy sets the strategic framework for growth and development up to 2028 and beyond, and forms the central part of the Borough's Local Plan (formerly known as Local Development Framework<sup>5</sup>). When adopted the Local Plan will eventually replace Knowsley's Unitary Development Plan (UDP).
- 1.8 The Study has been carried out by Knowsley and Sefton Councils using the draft Methodology (published in December 2009) as a starting point. The draft Methodology can be found at Appendix 10. The Study has been independently validated by Envision<sup>6</sup>, consultants specifically appointed to validate the draft Methodology, the work carried out by the two Councils at each stage of the Green Belt Study's preparation, and the Detailed Boundary Review. The validation process included two Stakeholder workshops to test the draft Methodology, in addition to scrutinising the work carried out at the completion of each stage. Work could not commence on the next Stage until the previous Stage had been validated and any remedial actions had been incorporated.
- 1.9 The Methodology used to carry out the Green Belt Study is outlined below. The aim of each stage was to rule out those parts (referred to as "parcels") of land in the Green Belt that must be kept open in order to maintain the integrity of the Green Belt, or were found to be unsuitable for development. These included:
- the importance of each parcel in meeting a Green Belt purpose as set out in the National Planning Policy Framework<sup>7</sup>; or
  - where the development of a parcel would be so adversely affected by one of the identified constraints that it should be discarded from the Study; or
  - where any development in a parcel would be so unsustainable that it should not be promoted.
- 1.10 Parcels which were considered as not being suitable for potential future release at any stage were discarded from consideration at all subsequent stages of the Study.
- 1.11 The Study was carried out in four stages, and was validated at the end of each stage before work commenced on the next:
- **Stage 1:** identification of parcels of Green Belt land for subsequent assessment;
  - **Stage 2:** assessment of parcels against the five purposes of including land in the Green Belt<sup>8</sup>;

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<sup>4</sup> Knowsley Local Plan: Core Strategy Proposed Submission Document (Knowsley MBC, 2012).

<sup>5</sup> In 2012 the Government made a number of changes to the planning system through new legislation, regulations and a revised National Planning Policy Framework. This process resulted in new terminology (Local Plan) replacing Local Development Framework.

<sup>6</sup> Envision is a network of independent consultants, based in the North West of England, providing planning and regeneration services. Further information is available online at <http://www.envisionuk.net>.

<sup>7</sup> National Planning Policy Framework (CLG, 2012) (this guidance was formerly part of Planning Policy Guidance Note (PPG) 2: Green Belts).

<sup>8</sup> As set out in paragraph 80 of the NPPF.

- **Stage 3:** assessment of parcels against a range of identified constraints and positive attributes; and
  - **Stage 4:** identification of an indicative development capacity of each area remaining in the Study and, how each could contribute to meeting identified needs in each settlement.
- 1.12 As a result of carrying out the Study, the validation process and workshops, legislative changes (relating to the status of the Regional Strategy<sup>9</sup> and publication of the NPPF), a number of changes were made to the draft Methodology. These are outlined as part of the description of each stage of the Study. However, the changes do not affect the overall approach of the Study, or the conclusions that the Study reached. In many cases, the resultant changes have made the Study more robust and transparent, and ensured that both Knowsley and Sefton interpreted the requirements in the same way.
- 1.13 The Green Belt Study assessed the whole of Knowsley and Sefton's Green Belt in order to ensure that all areas were considered equally. There has not been a "Call for Sites" exercise as this could imply that the Study was "developer-led". As a result, the Study has not made any assumptions about any landowner's intentions in respect of whether any area of land may be available for development, if required. Consultation on the draft Study and Core Strategy "Preferred Options" Report included consultation with all stakeholders and provided further evidence regarding the availability of the proposed locations for development. This is reported separately within the Technical Report: Green Belt<sup>10</sup>. This may mean that some of the Green Belt areas that have been identified as having potential for development will not be taken forward by the Local Plan because they will not be available for development, even if they are located in sustainable areas.
- 1.14 Parcels of Green Belt land were systematically "ruled out" of further consideration at the end of Stage 1, 2, 3 and 4. For example, at Stage 2 parcels were discarded because it was concluded that they must be kept open in order to maintain the integrity of the Green Belt. At the end of each Stage there is a summary of which parcels have been discarded from further consideration
- 1.15 At the end of the Study a number of areas around the Borough's townships and Knowsley Village were remaining. These have the potential to meet some of Knowsley's future housing and employment needs, if needed by the Core Strategy, whilst minimising impact on the overall openness and integrity of the Green Belt.
- 1.16 The precise amount of land needed to meet Knowsley's future development requirements will be determined by the Core Strategy.
- 1.17 Based on current evidence<sup>11 12</sup> Table 1 shows that there is a shortfall of approximately 2,900 dwellings, which cannot be accommodated in the urban

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<sup>9</sup> The North West Plan, Regional Spatial Strategy to 2021 (GONW, 2008).

<sup>10</sup> Technical Report: Green Belt (Knowsley MBC, 2012).

<sup>11</sup> Strategic Housing Land Availability Assessment – 2012 Update (Knowsley Council, 2012) and Technical Report: Planning for Housing Growth in Knowsley (Knowsley MBC, 2012).

area. Converting this shortfall into an approximate land take is likely to amount to in excess of 80 hectares (ha)<sup>13</sup>. There is also a need to identify additional employment land to accommodate development requirements up to 2028. The requirements for employment land are expressed as a range largely due to uncertainties regarding Knowsley Industrial and Business Parks and South Prescott, in the context of ongoing regeneration/ remodelling and losses of employment land as a result of an outline permission for residential development<sup>14</sup> respectively.

- 1.18 The existing capacity within the urban area and the shortfall to be accommodated within land currently identified as Green Belt is summarised in Table 1.

**Table 1: Summary of Housing and Employment Land Shortfalls**

	<b>Existing urban capacity</b>	<b>Plan Period Target (2010 – 2028)</b>	<b>Shortfall to accommodate in the Green Belt</b>
Housing (dwellings)	5,989 <sup>15</sup>	8,100	<b>2, 111</b>
Employment (hectares)	151.6	183.5	<b>31.9<sup>16</sup></b>

- 1.19 For each location where development could be accommodated, Stage 4 of the study suggests potentially appropriate land uses, matching identified needs with the constraints and the attributes of each location. An indicative capacity was then calculated for each location, so that this could be used to inform decisions taken in the Local Plan: Core Strategy and Site Allocations and Development Policies documents about how many and which sites need to be identified to meet future needs. As the Study is not needs-based, and because the views' of landowners, infrastructure providers and other stakeholders regarding the availability and suitability of any area have not been sought as part of the Study, more land than is required by the emerging Local Plan has been identified. This will assist in ensuring the Plan is sufficiently flexible to ensure deliverability in a range of circumstances.

#### *The need for the Study*

- 1.20 Knowsley and Sefton Councils are each preparing a Local Plan for their area which sets out how future development needs will be met over the emerging plan period of their strategies. In Knowsley's case this means meeting needs up to 2028 and beyond.

<sup>12</sup> Joint Employment Land and Premises Study (BE Group, 2010) and Technical Report: Planning for Employment Growth in Knowsley (Knowsley MBC, 2012).

<sup>13</sup> This calculation assumes residential development will be built out at an average of 35 dwellings per hectare, but ignores the potential requirement for infrastructure on site.

<sup>14</sup> 11/00385/OUT.

<sup>15</sup> Estimated housing land supply from 1<sup>st</sup> April 2012, derived from the SHLAA – 2012 Update.

<sup>16</sup> Excludes the potential maximum upper and lower influences of the policy approaches within the Core Strategy, which are currently indicative and subject to master planning. For further information see the Technical Report: Planning for Employment Growth in Knowsley.

- 1.21 As part of the evidence base which has informed the preparation of their Local Plans, Knowsley, Sefton and West Lancashire Councils have carried out joint Strategic Housing Land Availability Assessments (SHLAA) to ascertain how many homes can be built in each Council's urban areas. These showed that none had enough suitable, available and deliverable land with their urban areas to meet their housing needs for the whole of their emerging Local Plan plan periods, based on the targets contained in the Regional Strategy for the North West.
- 1.22 The Government has announced its intention to revoke Regional Strategies as part of its proposals in the Localism Act<sup>17</sup>. The Regional Strategy was part of the Development Plan when work commenced on the Green Belt Study. It is currently still part of the Development Plan and will continue to be part of the Development Plan until it is revoked, which is anticipated to occur early in 2013. Chapter 2 summarises the implications of the changing policy context for this Study and the Core Strategy, including for the justification for Green Belt release.
- 1.23 A Joint Employment Land & Premises Study (JELPS) (carried out with Sefton, West Lancashire and Halton Borough Councils), which assessed how much employment land would be needed in each Council's area during each Core Strategy's plan period, similarly concluded that there was insufficient land in the urban areas to meet future needs.
- 1.24 In order to demonstrate how these outstanding needs could be met, Knowsley and Sefton Councils concluded they needed to carry out a Green Belt Study to identify where development might take place in the Green Belt without harming its overall integrity. The Core Strategies, which each Council is preparing, will subsequently identify which areas would need to be released for future development, and the means by which this release would be regulated. The Core Strategy will contain a policy containing a "trigger" mechanism that will set out when the land in the Green Belt shall be released for development, whilst giving priority to regeneration programmes and other land within the current urban area.
- 1.25 This Study represents the first thorough review of any of the Merseyside Green Belt since it was adopted in 1983<sup>18</sup>. Its purpose is to identify areas where development could be accommodated without harming the fundamental aims of national Green Belt policy set out in the NPPF.
- 1.26 This approach is consistent with paragraph 83 of the NPPF which states that boundaries defined in existing local plans, in this case the Knowsley Replacement Unitary Development Plan, (2006) (hereafter referred to as the "UDP"), should not be altered unless exceptional circumstances exist which necessitate such revision.

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<sup>17</sup> Localism Act (HM Government, 2011)

<sup>18</sup> Merseyside Green Belt Local Plan (Merseyside County Council, 1983)

- 1.27 The Green Belt Study has identified a number of potential areas in several parts of Knowsley that have the potential for meeting any unmet development needs without harming the fundamental aims of including land in the Green Belt.
- 1.28 Once the Core Strategy has established the amount and broad distribution of future development that is required, the Local Plan: Site Allocations and Development Policies document will establish a new robust long-term Green Belt boundary when this document is adopted in 2014/15. This revised boundary should not need to be revised again within the plan period of the Core Strategy (i.e. prior to 2028).

*Related work – Detailed Green Belt Boundary Review*

- 1.29 As mentioned in earlier sections, in addition to carrying out a Green Belt Study, Knowsley and Sefton have also carried out a detailed review of the existing Green Belt boundaries. The intention of the “Detailed Green Belt Boundary Review”<sup>19</sup> is not to identify land on the edge of the urban area which may be capable of development, but to assess whether the existing boundaries have been consistently and robustly drawn.
- 1.30 Whilst the Green Belt Study and boundary review are clearly inter-related, and have been consulted on, and finalised at the same time, their conclusions are not inter-dependant. As a result, a number of locations in Knowsley appear in both studies. These are areas on the edge of the urban area where the exiting Green Belt boundary is judged to be incorrect.
- 1.31 The Detailed Boundary Review identified a few areas where anomalies and drafting errors need to be corrected. These changes and the implications for the Green Belt Study are discussed in Chapter 4.
- 1.32 Following consultation and completion of the Detailed Boundary Review, any detailed changes will be made within the Local Plan: Site Allocations and Development Policies document.

*Format of the Green Belt Study*

- 1.33 The Study comprises this written document and Schedules of site records for every “parcel” or broader “location” (at Stage 4) of land in the Green Belt which has been accessed. Both indicate either the stage of the assessment process a particular parcel or location was discarded from further consideration, including the reasons why; or the prospective uses and an indicative capacity of development that may be realised from each location at Stage 4 if it is identified for development through the Local Plan process.

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<sup>19</sup> Knowsley Detailed Green Belt Boundary Review – Version 2, (Knowsley Council, 2012)



## 2. Planning Policy Context

### *National policy context*

- 2.1 In 2012 the Government published the NPPF which replaced most of the former Planning Policy Statements (PPS) and other planning guidance (including PPG2: Green Belts). The early stages of the Green Belt study, including the stakeholder workshop and consultation draft study were developed while PPG2 was extant. The protection of the Green Belt remains one of the Government's priorities and much of the previous guidance within PPG2 has been carried forward into the NPPF. This includes the five purposes of including land within the Green Belt which have not been updated by the NPPF. Government policy relating to the Green Belt is now set out in the NPPF (section 9).
- 2.2 The five purposes of including land within the Green Belt as stated in paragraph 80 of the NPPF are:
1. To check unrestricted sprawl of large built-up areas;
  2. To prevent neighbouring towns from merging into one another;
  3. To assist in safeguarding the countryside from encroachment;
  4. To preserve the setting and special character of historic towns; and
  5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 2.3 Paragraph 83 of the NPPF states that Local Authorities with Green Belts within their area should establish Local Plans which set the framework for Green Belt and settlement policy.
- 2.4 Paragraphs 83 - 85 of the NPPF state that once Green Belt boundaries have been established, they should only be altered where exceptional circumstances exist, through the preparation or review of a Local Plan. If any alteration is proposed, the Secretary of State will need to be satisfied (when approving any Local Plan that includes changes to the Green Belt) that the authority has considered all opportunities for development within the urban areas contained by and beyond the Green Belt. Where Local Plans are being revised and updated, existing boundaries should not be changed unless exceptional circumstances exist which necessitate such revision.
- 2.5 It is clear from guidance within the NPPF that local authorities are able to make changes to existing Green Belt boundaries where exceptional circumstances exist in order to meet needs and to enable the proper consideration of development options in their Development Plan Documents once all suitable alternatives in the urban areas have been exhausted, and provided that the requirements of the NPPF are met.
- 2.6 When creating or reviewing Green Belt boundaries paragraph 84 of the NPPF requires local authorities to take account of the need to promote sustainable patterns of development. Authorities are required to consider the consequences for sustainable development (e.g. in terms of the effects on car

travel) of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt, or towards locations beyond the outer Green Belt boundary.

- 2.7 There are no areas in Knowsley that lie beyond the outer edge of the Merseyside Green Belt. The Green Belt surrounds the Borough's main urban townships, and Cronton and Knowsley villages are "inset" into the Green Belt in the UDP, with Tarbock village 'washed over' by the Green Belt. The difference between these two kinds of village is that "inset" villages are areas where limited development (more than infill) is usually acceptable, whilst 'washed over' villages are where no development should take place unless they are listed in the Local Plan as an appropriate location for infill development.
- 2.8 The NPPF (paragraph 85) identifies matters to be taken into account when Green Belt boundaries are being created or reviewed, The NPPF states that authorities should:
- Ensure consistency with the Local Plan strategy for meeting identified requirements for sustainable development;
  - Not include land which it is unnecessary to keep permanently open;
  - Where necessary, identify in their plans areas of 'safeguarded land' between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
  - Make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanency development of safeguarded land should only be granted following a Local Plan review which proposes the development;
  - Satisfy themselves that Green Belt boundaries will not need to be altered at the end of the development plan period; and
  - Define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
- 2.9 Previously, guidance within PPG2 did not identify such matters. Therefore the consultation draft Study concluded that the factors set out in paragraph 2.8 of PPG2, which should to be taken into account when Green Belt boundaries are being identified for the first time, were also applicable when a review of the Green Belt boundaries was taking place
- 2.10 In particular, the Stage 2 assessment assessed the need to exclude land from the Green Belt which it is unnecessary to keep permanently open as this may lead to further encroachment to accommodate development. This would reduce the degree of permanence that the Green Belt boundaries should have, and would reduce the value of Local Plans, in making proper provision for necessary development in the future.
- 2.11 Where existing Green Belt boundaries are proposed to be changed through the Local Plan process in order to meet future development needs, paragraph 85 of the NPPF states that the boundaries should ideally be capable of enduring beyond the end of the period to be covered by the plan (Knowsley's

Core Strategy will cover the period to 2028). This is in order to ensure the protection of the Green Belt is maintained in this longer timescale. Paragraph 2.12 of PPG2 stated that regional / strategic guidance should provide the strategic framework of considering the issue of identifying safeguarded land to meet longer term needs. However, there was no guidance within PPG2 as to what this process entails, or who should coordinate or prepare this guidance. Additionally, the NPPF makes no reference to how this process should be co-ordinated between authorities. There is also no further clarity available on this issue, due to the impending abolition of the Regional Strategies and lack of any replacement regional or sub-regional guidance covering Liverpool City Region.

- 2.12 The NPPF contains little guidance on regional and/or strategic considerations to be taken into account when reviewing the Green Belt. However, paragraph 82 of the NPPF states that when establishing new Green Belts (in the context of new settlements or major urban extensions) local authorities should consider the proposed Green Belt's "consistency with Local Plans for adjoining areas". Elsewhere within the NPPF (paragraph 182) it is stated that during the examination process Local Plans will be assessed on whether the plan has been prepared in accordance with the Duty to Cooperate<sup>20</sup>. Although the early stages of this Study were carried out prior to the Duty, joint working and consultation between neighbouring authorities has been undertaken to address this issue. For example, two stakeholder workshops were held to test and discuss the Study's draft methodology. Additionally, all neighbouring authorities were given the opportunity to formally comment on the draft Green Belt Study during public consultation in 2011.
- 2.13 Paragraph 87 of the NPPF continues to set a general presumption against inappropriate development, which is, by definition, harmful to the Green Belt. Paragraph 88 states that very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other (unspecified) considerations.
- 2.14 Paragraph 89 of the NPPF lists a number of exceptions which should not be considered inappropriate development in the Green Belt. Many of these are continued from earlier guidance within PPG2, although the NPPF makes additional reference to the limited infilling or the partial or complete redevelopment of brownfield land, providing there is no greater impact on the openness of the Green Belt when compared to the previous development. This provision was limited to "Existing Major Developed Sites in the Green Belt" identified on the Proposals Map within PPG2.
- 2.15 It is clear from the NPPF and other Government publications that the protection of the Green Belt remains one of its priorities. However, its top priority<sup>21</sup> is to promote sustainable economic growth and job creation. The Council is required to make every effort to identify and meet the housing,

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<sup>20</sup> Further information on how the authority has met the Duty to Cooperate during the Local Plan process can be found within the Council's Duty to Cooperate Statement (Knowsley MBC, 2012)

<sup>21</sup> The Plan for Growth, (HM Treasury, 2011)

employment and other development needs of the Borough, and respond positively to wider opportunities for growth.

- 2.16 The Government has also confirmed that it intends to take forward the findings of the Pitt Review<sup>22</sup> to improve flood defences, and to prevent unnecessary building in areas of high flood risk. Climate change and food security are also emerging issues. These commitments and issues have been taken into account in the Green Belt Study and the Council's Local Plan.

*The Merseyside Green Belt and sub-regional context*

- 2.17 The Merseyside Green Belt first established in 1983. It was intended to last for about 15 years in order to channel development into the existing urban areas and assist regeneration of the urban core. Since the creation of Merseyside's Green Belt it has not been reviewed at the sub-regional level, although minor changes have been approved in individual UDPs. Plan 1 shows the current extent of the Green Belt within the Liverpool City Region.
- 2.18 The boundaries of the Green Belt in Knowsley, and across the rest of Merseyside as a whole, were tightly drawn around existing urban areas. In Knowsley's case this includes the urban areas of Kirkby, Huyton and Stockbridge Village, Prescot and Whiston, Halewood, and Knowsley and Cronton villages.
- 2.19 Regional policy for Liverpool City Region (LCR) is currently contained in the North West of England RSS to 2021<sup>23</sup>. This currently forms part of the adopted Development Plan, however the Government has made clear its intention to abolish this document in the near future. Therefore changes were required to the draft methodology, particularly in relation to Stage 4a.

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<sup>22</sup> The Pitt Review: Learning Lessons from the 2007 floods (Cabinet Office, 2008)

<sup>23</sup> The North West Plan, Regional Spatial Strategy to 2021 (GONW, 2008)

### Plan 1: Extent of Green Belt within Liverpool City Region



Source: Knowsley, Liverpool, Sefton, St Helens and Wirral adopted Unitary Development Plans and West Lancashire Replacement Local Plan (correct at October 2012)

- 2.20 Policy RDF4 of the RSS indicates that there is no need for any “exceptional substantial strategic change” to the Merseyside Green Belt before 2011. It also includes the presumption that there was no need for any exceptional substantial strategic change after 2011. The RSS adds that any other local detailed boundary changes should be examined through the local planning process process. It does not, however, define what constituted an ‘exceptional substantial strategic change’ to the Merseyside Green Belt.
- 2.21 RDF4 also set out a requirement that a strategic review of the Merseyside Green Belt was required before any land in the Green Belt could be released. The process for doing this was described in the draft methodology and followed guidance issued by 4NW<sup>24</sup>. This guidance can be found at Appendix 13. The implications of this were that the Study should:

<sup>24</sup> Until 2010 4NW was the Regional Planning Body for the North West of England.

- a) identify areas that could be considered as non-strategic Green Belt release which could be included in each authority's Local Plan, provided that their cumulative capacity did not represent a strategic release; and
  - b) identify larger "strategic" areas that would need wider sub-regional agreement as a result of the strategic study taking place.
- 2.22 It is anticipated that the Regional Strategy will be abolished shortly after publication of this Study. This has important implications for the preparation of Local Plans and this Study, as they must be prepared with regard to the impacts of this future abolition of the Regional Spatial Strategies. This will enable them to remain relevant once finalised or adopted and once the regional tier of the Development Plan has been removed. Therefore the Study does not identify any areas considered to constitute 'strategic' or 'non-strategic' Green Belt release, and did not differentiate between any areas of Green Belt, irrespective of their size or the potential capacity of parcels around any settlements either individually or across the whole of Knowsley.
- 2.23 By the time Knowsley's Core Strategy is adopted, it is likely the Regional Strategy will no longer be in place, and as a result of this changes were required to the draft methodology, particularly in relation to Stage 4. The Study has been adapted to reflect these necessary changes

#### *Local Planning Context*

- 2.24 At the local level, despite the tightly drawn nature of Knowsley's Green Belt, it has remained largely unaltered since its inception in 1983, with only small detailed changes being made as part of Knowsley's first UDP adopted in 1998 and Replacement UDP adopted in 2006.
- 2.25 Based on available evidence at the time of publication<sup>25</sup>, the 2006 Replacement UDP highlighted the potential need to review the Green Belt boundary after the end-date of the plan (2016) in order to meet expected needs for new residential development. In the context of employment development, the UDP identified a more pressing need to identify land. Despite a significant supply (approximately 165 hectares in May 2004) the Plan noted constraints on the supply in terms of site size, availability and quality.
- 2.26 In 2010 the Council consulted on the Knowsley Core Strategy "Issues and Options" Report<sup>26</sup>. The report sought the views of stakeholders on a number of issues, including how the Borough should meet its future development needs. Three Strategic Spatial Options were presented, which were:
- **Option A "Urban Concentration"** – this option would focus investment in development and infrastructure in Knowsley's existing urban areas. There would be no urban expansion into Green Belt land and neighbouring authorities would have to meet residual development needs.

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<sup>25</sup> Knowsley MBC: Urban Housing Capacity Final Report (White Young Green 2004) and Merseyside Sub-Region: Urban Housing Potential Study (White Young Green, 2004)

<sup>26</sup> LDF Core Strategy "Issues and Options" Report (Knowsley Council, 2009)

- **Option B “Focused Urban Regeneration”** – this option would also focus development in the existing urban area, with a focus on deprived areas and regeneration opportunities. Residual development needs would also need to be met in neighbouring authority areas under this option
  - **Option C “Sustainable Urban Extensions”** – this option would initially focus development in the existing urban areas, with changes to Green Belt boundaries to accommodate development in the later years of the plan period.
- 2.27 Following consultation and the appraisal of further evidence it was considered the Preferred Spatial Strategy should be a combination of Option B “Focused Urban Regeneration” and, in the longer term, Option C “Sustainable Urban Extensions”. A fuller discussion of the reasons behind this approach is available in the Core Strategy “Preferred Options” Report<sup>27</sup> and Sustainability Appraisal of the Core Strategy<sup>28</sup>.
- 2.28 The draft Methodology anticipated that preparation of each Local Authority’s Core Strategy would have progressed to Preferred Options stage, and that consequently, the Core Strategy’s spatial strategy would be able to inform the Study at Stage 4 to indicate where and the scale of development that would or would not be acceptable. Parcels and/or areas of Green Belt that did not comply with, and potentially undermine, the spatial strategy would therefore be discarded.
- 2.29 Knowsley’s consultation draft Green Belt Study undertook this assessment using the “Strategic Objectives” within the Core Strategy “Preferred Options” report. This assessment was undertaken as part of Stage 4 of the draft Study. Following the consultation process the Council undertook a number of additional evidence base studies, such as a Strategic Flood Risk Assessment, Transport Feasibility Study and Sustainability Appraisal of Green Belt locations, which have been used to inform the approach to Green Belt release. Furthermore, the Strategic Objectives have been refined, reflecting additional evidence and comments received as part of the consultation process. As a result of these changes this stage of the assessment has now been undertaken as part of a separate document<sup>29</sup> which will accompany the Core Strategy Publication document.
- 2.30 The “Strategic Objectives” can be found in Chapter 3 of the Core Strategy. The objectives support delivery of the spatial vision and will guide new development and regeneration. The objectives support priorities such as sustainable economic growth, delivering regeneration and sustainable transport.
- 2.31 At consultation draft stage landowners made representations regarding their intentions and the availability of the land in their ownership. Additionally, other landowners and interested parties put forward arguments supporting

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<sup>27</sup> LDF Core Strategy “Preferred Options” Report (Knowsley Council, 2011)

<sup>28</sup> Knowsley Local Plan Core Strategy Sustainability Appraisal Report (Urban Vision, 2012)

<sup>29</sup> Technical Report: Green Belt (Knowsley Council, 2012)

“alternative” locations which in their view should be developed in preference to the areas identified by this Study. These issues, along with other deliverability considerations, are appraised in the Technical Report: Green Belt.

- 2.32 To guide work on the emerging Local Plan, the Council has undertaken a number of evidence base studies to assess the availability of development land within the urban area. The Strategic Housing Land Availability Assessment (SHLAA)<sup>30</sup> and Joint Employment Land & Premises Study (JELPS)<sup>31</sup> both concluded that there was not enough land suitable land for housing and employment uses to meet development requirements to 2028.
- 2.33 The Council is required by the NPPF (paragraph 50) to identify the need for affordable housing. To support this requirement the Council commissioned a Strategic Housing Market Assessment (SHMA)<sup>32</sup>. The study indicated that a large number of affordable units, approximately 5000 over a ten-year period, would be required if the Borough was to meet its outstanding and arising affordable housing needs.
- 2.34 Mindful of the need to maximise, and make best use of, the development potential within the urban area, the Council has investigated the potential for additional capacity within one of its largest existing regeneration areas (Knowsley Industrial and Business Parks) by commissioning a Study jointly with the North West Development Agency (NWDA). The Study<sup>33</sup> identified the potential for additional development capacity to be delivered by regeneration and remodelling opportunities, which may have the ability to reduce the residual need for employment development within the Green Belt.
- 2.35 Within South Prescott Action Area (an existing UDP employment allocation), the Core Strategy seeks to provide additional flexibility to the regeneration framework and resultant development capacity. Additionally, the Council recently granted planning approval for a mixed use scheme including employment and residential uses<sup>34</sup>. This application may (if it is implemented) assist the Council in meeting its requirements for residential development, however there is a resultant potential loss of employment land. Further information regarding the implications of this are within the Planning for Employment Growth in Knowsley Technical Report.
- 2.36 Further limited opportunities may exist in Tower Hill (Kirkby), North Huyton and Stockbridge Village. Although these opportunities have been highlighted and discussed in detail within the Core Strategy “Preferred Options” Report master planning of these locations has yet to be undertaken. Therefore it is unclear how much additional development capacity can be delivered within these

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<sup>30</sup> Knowsley Strategic Housing Land Availability Assessment - SHLAA 2012 Update (Knowsley Council, 2012).

<sup>31</sup> Joint Employment Land and Premises Study, (BE Group, 2010).

<sup>32</sup> Knowsley Strategic Housing Market Assessment 2010, (David Couttie Associates, September 2010).

<sup>33</sup> Delivering a New Future for Knowsley Industrial Park: Strategic Framework (DTZ, ARUP and Taylor Young, 2010)

<sup>34</sup> Planning application reference: 11/00385/OUT.



locations at this time. As work within these locations progresses, it will inform future updates to the Council's housing and employment monitoring and the Local Plan: Development Policies and Site Allocations document.

- 2.37 Paragraph 84 of the NPPF states that local authorities should consider the need to promote sustainable patterns of development when reviewing Green Belt boundaries. This includes the need to explore opportunities for development within the urban areas of neighbouring authorities before considering land in the Green Belt. As the Council's SHLAA and JELPS did not cover the entire Liverpool City Region, a further study was commissioned by 8 local authorities in the City Region and immediately surrounding area. The "Overview Study"<sup>35</sup> assessed the potential for neighbouring authorities to meet some of Knowsley's residual development requirements which could not be accommodated in the urban area.
- 2.38 In summary, the study concludes that whilst in "headline" supply terms, additional capacity may be available within Wirral and Liverpool in the longer term, much of this spare capacity is likely to comprise of urban flatted development, which current evidence suggests is unlikely to meet the needs of Knowsley's residents which is primarily for family housing. Much of the spare "capacity" within Liverpool city centre is unlikely to be in a suitable location to meet needs generated in Knowsley.
- 2.39 Furthermore, much of this excess supply is also concentrated in two key developments, Liverpool and Wirral Waters. Therefore, relying on this additional capacity to come forward in the longer term represents a significant risk for Knowsley Council.

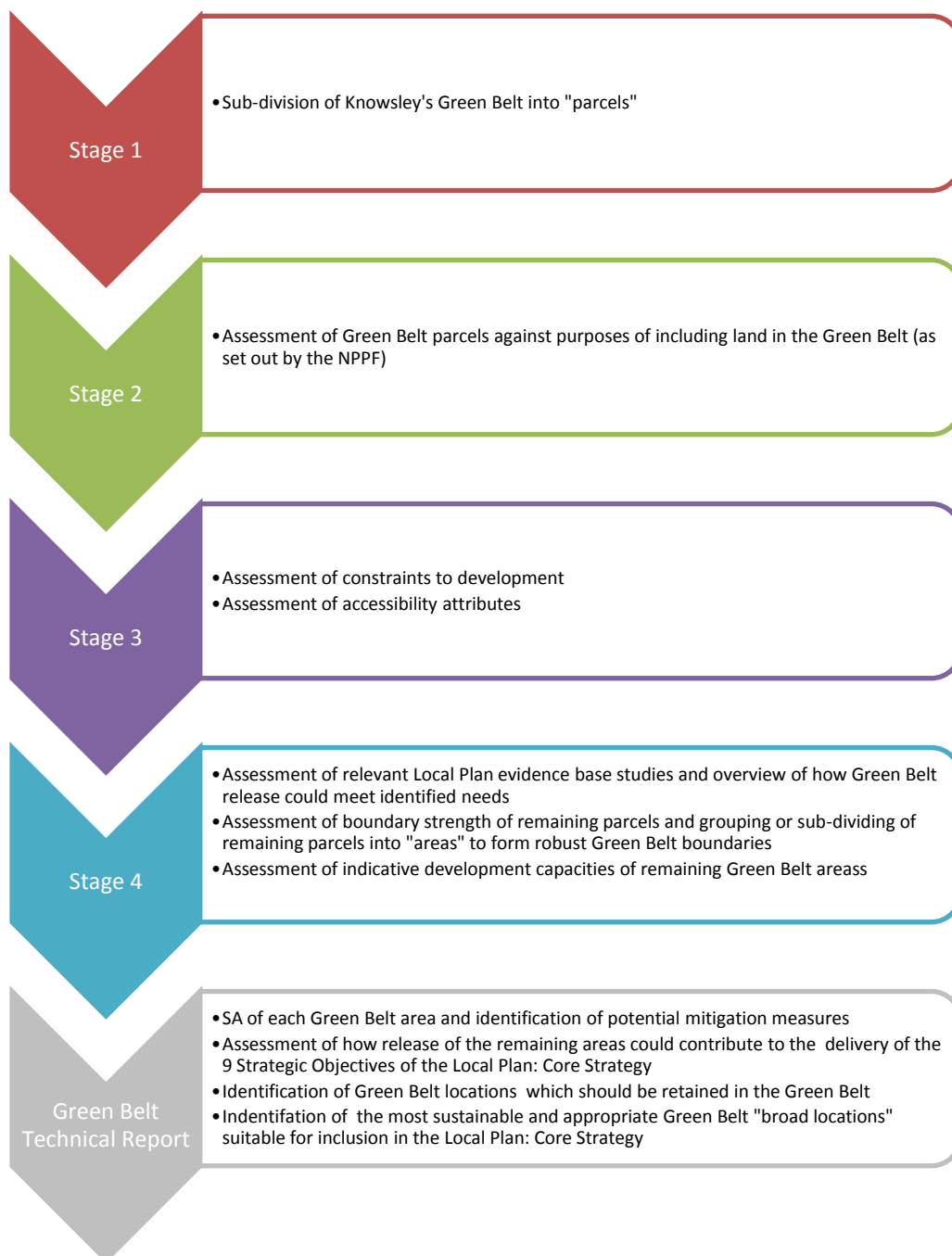
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<sup>35</sup> The Liverpool City Region Housing and Economic Development Evidence Base "Overview Study" (GVA Grimley, 2011).

### 3. The Methodology

- 3.1 The Methodology used to carry out the Green Belt Study is outlined below. Each stage aimed to rule out those parts (known as “parcels”) of land in the Green Belt that must be kept open in order to maintain the integrity of the Green Belt, or were found to be unsuitable for development. These included:
- Because of their importance in meeting a Green Belt purpose as set out in the NPPF; or
  - The development of the parcel would be adversely affected to an unacceptable degree by any of the identified constraints; or
  - The parcel would be so unsustainable that development should not be promoted.
- 3.2 Parcels which were not considered suitable for potential future release at any stage were discarded from consideration at all subsequent stages of the Study.
- 3.3 The Study was carried out in four primary stages:
- **Stage 1** – sub-division of the Knowsley’s Green Belt into “parcels”.
  - **Stage 2** – assessment of every parcel against the purposes of including land in the Green Belt set out by the NPPF (paragraph 80).
  - **Stage 3** – assessment of remaining parcels against sustainability, constraints and accessibility criteria.
  - **Stage 4** - identification of an indicative development capacity of each area remaining in the Study and, how each could contribute to meeting identified needs in each settlement.
- 3.4 Changes to the initial draft Methodology were made as the Study was undertaken, partly as a result of the validation process, but also to take account of the practical difficulties encountered during the carrying out of the Study, including changes to the regional tier of planning policy. These are described in the following sections of this report, together with the reasons why the changes were made.
- 3.5 A summary of the four key primary Stages and the secondary elements within Stages 3 and 4 are illustrated in Figure 1. Additionally, this figure also highlights the work undertaken separately as part of the Green Belt Technical Report.

**Figure 1: Green Belt Study Methodology Stages and Relationship with Green Belt Technical Report**



## 4. Stage 1 – Sub-division of Knowsley’s Green Belt into “Parcels”

### *Detailed Boundary Review*

- 4.1 The draft Methodology indicated that prior to commencing work on this Study a review of the existing Green Belt boundaries would be undertaken to ensure that the Green Belt boundaries were currently, as required by the NPPF, clear and defensible. Once work began this stage, it became clear that not all of Knowsley’s Green Belt boundaries were appropriate.
- 4.2 The Detailed Boundary Review (DBR) identified some areas where development had taken place, or the Green Belt boundary appeared to be incorrectly drawn. The review recommends, where appropriate, what change will be required to ensure the Green Belt boundary is in the correct position.
- 4.3 The Detailed Boundary Review has identified a few areas where anomalies and drafting errors need to be corrected. A small number of changes are needed to reflect development that has occurred since the Merseyside Green Belt was adopted in 1983. In a few cases small-scale changes are suggested where this will create a stronger and more robust boundary, such as a motorway rather than the line of back gardens if this would not result in any significant alteration to the extent of the Green Belt
- 4.4 In Knowsley’s case none of these detailed changes were parcels in their own right. Therefore, they were included as part of a larger parcel including any such changes. The changes proposed by the DBR, and how they relate to parcels within Knowsley’s Green Belt Study, are listed in Table 2.
- 4.5 Knowsley’s Green Belt Detailed Boundary Review can be found at Appendix 15.

**Table 2: Green Belt Study Links with Detailed Green Belt Boundary Review**

Parcel ID	DBR Reference	Recommendation
K035	KDBR11	Small area of Green Belt extending beyond Carr Lane, Prescott should be removed.
K029	KDBR05	The Green Belt boundary to be altered so it consistently follows the extent of private gardens along Knowsley Park Lane, Prescott.
K030	KDBR04	The Green Belt boundary to be altered so it consistently follows the extent of private gardens along Knowsley Park Lane, Prescott.
K001	KDBR01	The Green Belt boundary at Bank Lane, Kirkby should be changed to include the small parcel of white land within the Green Belt.
K003	KDBR02	The Green Belt boundary to be changed to include the entire highway along Eastfield Way /

		Ingoe Lane, Huyton.
K018	KGBR12	The Green Belt boundary to the changed to exclude an area of newly planted woodland and openspace south of Knowsley Industrial Park.

#### *Identification of sections*

- 4.6 The draft Methodology indicated that the first stage of the Green Belt Study would be split into two elements. Firstly, the whole of the Green Belt area in Knowsley would be sub-divided into sections which would be assessed against each of the 5 purposes of including land in the Green Belt (as indicated in paragraph 80 of the NPPF), and then each section would be sub-divided into parcels for more detailed assessment.
- 4.7 However, once work started on sub-dividing the area into sections a number of problems were encountered, which meant that this proposal could not be carried out in the Study.
- 4.8 There were two reasons for this. The first was based on the geography of Knowsley, which comprises a mix of larger townships, some of which are connected to neighbouring urban areas and surrounded by Green Belt interspersed by smaller villages. Although the areas between settlements could be sub-divided into sections that broadly performed in a similar way in relation to each purpose, the whole of any section did not perform in the same way against all of the NPPF Green Belt purposes.
- 4.9 Secondly, it proved difficult to categorically state which section any land should be allocated to, especially for areas further away from a settlement, or near to more than one settlement. In many cases, the sections performed differently in relation to each Green Belt purpose around a number of settlements.
- 4.10 As the draft methodology indicated no sections would be discarded from the Study at the end of this process, it was concluded that this sub-division was unhelpful, and that the Stage 2 analysis could be undertaken if the smaller parcels were assessed individually against each Green Belt purpose. This would allow the variety of interactions to be assessed for each parcel against each purpose. As a result, this part of the draft Methodology, dividing the Green Belt into sections around settlements, was amended to take account of this issue.
- 4.11 Although larger Green Belt “sections” were not initially identified, Green Belt “areas” are discussed at Stage 4 of this Study. Green Belt “areas” were identified to ensure compliance with the NPPF (paragraph 85) which requires new Green Belt boundaries to be clearly defined and robust using permanent and recognisable features where possible.

#### *Identification of parcels*

- 4.12 Having concluded that the sub-division of the Green Belt into “sections” did not work in practice for Knowsley, the Green Belt was sub-divided into “parcels”,

which the methodology indicated would take place after the sections had been established.

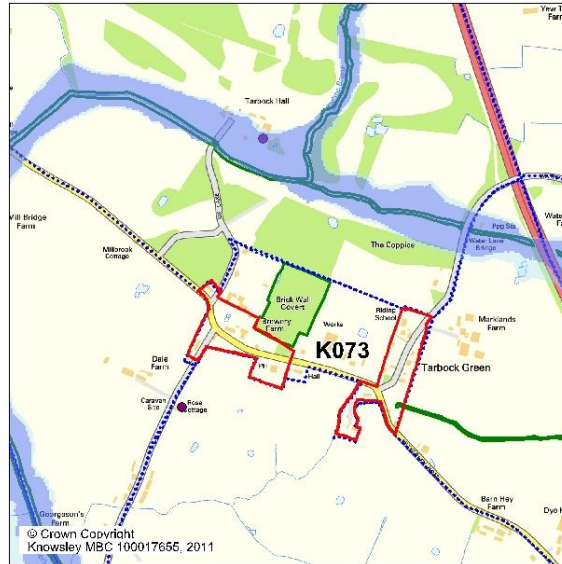
- 4.13 Paragraph 85 of the NPPF states that boundaries should be clearly defined using readily recognisable features wherever possible. Weak boundaries can be vulnerable to urban encroachment, whereas strong boundaries are less likely to be altered on an ad hoc basis, and are more likely to withstand the passage of time. Therefore this approach was adopted in identifying the parcels within this Study.
- 4.14 Green Belt parcels were identified using the following criteria:
- The land within each parcel should be of similar character and land-use;
  - The land within each parcel should have a similar impact on the openness of the Green Belt; and
  - Each parcel should be clearly defined by durable, significant and strong physical boundaries wherever possible.
- 4.15 This exercise was initially carried out as a desk study, using electronic mapping & aerial photos. This was followed by site visits in early May 2010 and July/August 2012.
- 4.16 The vast majority of parcels were identified with strong and robust boundaries. Wherever possible, strong physical features such as major roads, railways, rivers and clearly defined tree belts were used to define parcel boundaries.
- 4.17 However, in a few cases this was not possible. Two examples of this are the land to the east of Knowsley Industrial and Business Parks, at Simonswood and the agricultural areas in the south of the Borough between Halewood and Widnes. In both cases there is a lack of strong natural or man-made physical features, with only the occasional farm track or field ditch / drain present. Therefore some parcels, particularly those away from urban areas, necessarily have weaker boundaries.
- 4.18 In some instances there was a common land use and character over a large area. This, coupled with a lack of physical features to define smaller areas of land meant that a single parcel would be too large to assess. It was therefore concluded that even though parcels contained similar land uses and exhibited a similar character, this would lead to disproportionately large parcels that would be difficult to assess at later stages of the Study. This issue and the implications for the Study are discussed in more detail at paragraph 4.26 – 4.31.
- 4.19 In the case of villages that are “washed over” by the Green Belt, such as Tarbock Village (shown on Plan 1), the parcel boundary was drawn around the edge of the village (a “village envelope”). This is comparable with the way the “inset” villages of Cronton and Knowsley, are shown on Knowsley’s UDP Proposals Map<sup>36</sup>.

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<sup>36</sup> Knowsley Replacement Unitary Development Plan (Knowsley Council, 2006)

- 4.20 Areas of the Green Belt with more dispersed development such as groups of buildings including farms, industrial buildings and isolated small “ribbons” of housing were included within the larger parcels that surrounded them rather than considering them to be parcels in their own right. In effect, they were treated in the same way as blocks of woodland located in a parcel, because they had a similar effect of breaking up the openness of the parcel.

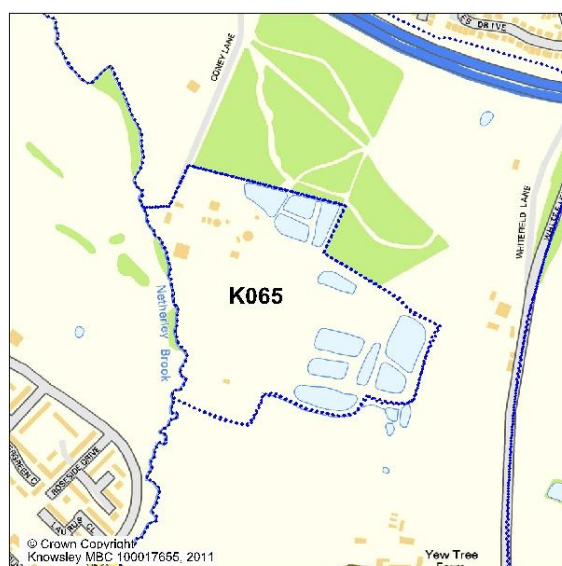
### Plan 1: Example of Washed Over Village “Tarbock Village”



### Major developed sites in the Green Belt

- 4.21 Several ‘existing major developed sites in the Green Belt’ are designated in Knowsley’s adopted UDP where “infill development” is permitted. These were identified as single parcels in their entirety, as they did not share this difference in character across the site. An example of this is shown on Plan 2.
- 4.22 The extent of “existing major developed sites in the Green Belt” as designated by Knowsley’s UDP was used to define these areas.

### Plan 2: Example of Existing Major Developed Site in the Green Belt (Huyton Sewage Works)



### *Cross boundary parcels*

4.23 The process of identifying parcels was carried out consistently, using the criteria outlined in paragraph 4.14. Joint (i.e. cross boundary) parcels were identified in some instances where land on both sides of the Borough boundary formed part of a single piece of land in one land use, exhibited a single character and did not contain any physical features on the ground. These parcels are:

- SK001, SK002, and SK003 – which straddle the Sefton / Knowsley administrative boundary;
- KL001 and KL002 – which straddle the Knowsley / Liverpool administrative boundary; and
- KH001 and KH002 – which straddle the Knowsley / Halton administrative boundary.

4.24 The joint Knowsley and Sefton parcels appear consistently in both the Knowsley and Sefton Reports.

4.25 A schedule of all the parcels, and associated commentary, can be found in Appendix 2.

### *Parcel definition*

4.26 Following the identification of parcels as a desktop exercise, the information about each parcel was supplemented by site visits. The parcels were refined following site visits, when the parcel boundary strength and land use characteristics could also be taken into account.

4.27 During the site visits a small number of boundaries were altered where a more robust boundary was identified. As a result of this process some parcels were combined and others split because of difference in land use or the character of parts of the provisional parcel.



- 4.28 Parcels were not chosen because of their size, but because they contained similar land uses and exhibited a similar character. This approach was supported at the first Stakeholder workshop. As a result, there is a significant variation in the size of parcels. The largest parcel (K024) has an area of 977 hectares, whilst the smallest parcel (K085) has an area of only 1.58 hectares.
- 4.29 In a number of cases, parcels with a similar land use and/or character were not combined. This was because the resultant parcel would be too large to be properly assessed at the latter stages of the Study. It was concluded it was better to have more, smaller parcels with strongly defined boundaries than a few large ones. This enabled a finer grained analysis to be carried out during the latter stages of the Study. The robustness of the boundary was therefore considered to be more important than the land use and character in identifying parcels.
- 4.30 Parcels tend to be smaller closer to the main urban areas compared to those in more remote parts of Knowsley. This is partly because parcels close to urban areas often contain a greater mix of land uses and have a more diverse character. These parcels also tend to have more complex relationships with nearby urban areas and contain more development than those in more remote areas. Parcels in these areas also tend to have stronger boundaries than those in the more rural areas, because there are more physical features such as roads and railways.
- 4.31 The parcel references (i.e. K001 etc.) used in the Study relate to the revised parcel boundaries.

*Fully developed parcels and villages*

- 4.32 The village (Tarbock Village) that comprised a self-contained parcel and the “existing major developed sites” in the Green Belt were both classified, for the purposes of the Study as being fully developed. This is because existing UDP policies allow some infill development in the “existing major developed sites” and the “inset” villages unlike other parcels.
- 4.33 A small number of other parcels were also considered to be “fully developed” even though they are not identified as “existing major developed sites” in the Green Belt by the UDP. These included highway infrastructure associated with the M57 / M62 and remote pockets of development defined as individual parcels. Many of the developed parcels were on the edge of the urban areas, and therefore do not contribute to the openness of the Green Belt.
- 4.34 Although parts of these parcels may currently be undeveloped, if they have planning permission for redevelopment or the conversion of any buildings they were considered to be fully developed. This is because the capacity for further development would already be included in Knowsley’s SHLAA and housing trajectory, and therefore to include any potential capacity on these sites in this Study would result in double-counting.
- 4.35 Parcels that were mostly developed, but where there may be some scope for limited infill on any undeveloped areas and where there was not an extant planning permission were not identified as being fully developed, and were

therefore treated in a similar way to other “non-developed” parcels and retained in the Study at Stage 1.

- 4.36 Parcels that were identified as being “fully developed” were discarded for these reasons at the end of Stage 1. Therefore, they were not considered further in the Study.
- 4.37 A description of the parcel boundaries is contained in the Schedule of parcels in Appendix 2.
- 4.38 **The following parcels listed in Table 3 were discarded as being fully developed, and were not considered further in the Study:**

**Table 3: Schedule of Parcels Discarded as Fully Developed at Stage 1**

<b>Parcel ID</b>	<b>Description of Parcel</b>
K004	National Grid Sub Station, Kirkby
K022	Stanley Grange Office Development, Knowsley Village
K031	Whitakers Garden Centre, Prescot
K032	Junction 2, M57 (Highway Infrastructure), Prescot
K043	Junction 5, M62 (Highway Infrastructure), Prescot
K046	Former Saunders Garden Centre, Whiston
K051	Mobile Home / Caravan Park, Halsnead Park, Whiston
K059	M57 / M62 Interchange “Tarbock Island”, Huyton
K065	Huyton Sewage Works, Huyton
K073	Tarbock Village
K078	Woolton Waste Water Treatment Works, Woolton
K085	Dog Kennels to the South of Cartbridge Lane, Halewood
K091	Junction Knowsley Expy / Speke Road (A562 / A5300)
K093	Chemical Works, Halewood
K097	A561 (Highway Infrastructure), Halewood

## 5. Stage 2 – Assessment of parcels against the purposes of including land in the Green Belt (as set out by the NPPF)

### *Introduction*

- 5.1 Once the Green Belt had been sub-divided into parcels and the fully developed parcels discarded at Stage 1, the remaining parcels were assessed against how well they performed against the purposes of including land in the Green Belt. The draft methodology stated that this would largely be an assessment of how open an area is, both in its own right, and as part of a broader swathe of land.
- 5.2 At the end of Stage 2, the draft Methodology anticipated that a number of areas would be identified that were so important in maintaining the integrity of the Green Belt, they must be kept open. This is consistent with paragraph 79 of the NPPF which states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and that the key attribute of land within the Green Belt is its openness.
- 5.3 This is supplemented by paragraph 80 of the NPPF which states that there are five purposes of including land in the Green Belt<sup>37</sup>:
- 1) To check unrestricted sprawl of large built-up areas;
  - 2) To prevent neighbouring towns from merging into one another;
  - 3) To assist in safeguarding the countryside from encroachment;
  - 4) To preserve the setting and special character of historic towns; and
  - 5) To assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 5.4 The Merseyside Green Belt Local Plan was adopted in 1983. The Written Statement states that the Green Belt is necessary in order to:
- (i) check the outward spread of the built-up area, direct development into existing towns, and encourage their regeneration;
  - (ii) ensure that towns and villages retain their individual character; and
  - (iii) safeguard the surrounding countryside so that its potential for agriculture, nature conservation and recreation and its value as an amenity for townspeople is preserved.
- 5.5 Fdfdfd Whilst these purposes do not exactly replicate the five Green Belt purposes in the NPPF, they do provide a local interpretation of these . This was confirmed by the first Stakeholder workshop held in April 2010 which confirmed that they should be included as part of the assessment at this stage.
- 5.6 Table 4 shows how the three purposes stated in the Merseyside Green Belt Local Plan relate to the five NPPF purposes:

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<sup>37</sup> Hereafter referred to as the “five Green Belt purposes”

**Table 4: Merseyside Green Belt Local Plan Purposes Compared to NPPF Green Belt Purposes**

<b>NPPF Green Belt purposes</b>	<b>Merseyside Green Belt purposes</b>
1. To check unrestricted sprawl of large built-up areas	Check the outward spread of the built-up area, direct development into existing towns (part of MGB purpose i)
2. To prevent neighbouring towns from merging into one another	Ensure that towns and villages retain their individual character (MGB purpose ii)
3. To assist in safeguarding the countryside from encroachment	Safeguard the surrounding countryside so that its potential for agriculture, nature conservation and recreation and its value as an amenity for townspeople is preserved (MGB purpose iii)
4. To preserve the setting and special character of historic towns	Ensure that towns and villages retain their individual character (MGB purpose ii)
5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Encourage the regeneration [of the built-up area] (part of MGB purpose i)

- 5.7 The NPPF does not suggest that any of the purposes are more or less important than the others. The Study therefore sets out to assess each parcel against all the NPPF purposes in a balanced manner, taking into account the three purposes that the whole of the Merseyside Green Belt performs, in order to reflect local differences and distinctiveness.
- 5.8 The draft Methodology acknowledged that regardless of how many or how few purposes a parcel met, there were likely to be some areas that were so important purely in maintaining the openness of the Green Belt, that they should be protected from any development and should remain in the Green Belt for the foreseeable future. This meant that parcels did not have to meet a minimum number of purposes in order to be excluded from the Study; if they met only one, this may be sufficient to exclude the parcel from further assessment during the later stages of the Study.
- 5.9 The draft methodology indicated that, as part of the assessment, a commentary would be provided setting out how each parcel meets any or all of the purposes. This is included in Appendix 2.
- 5.10 Two Stakeholder workshops, held in April & June 2010, considered, amongst other things, whether the draft methodology provides the most efficient and robust way of assessing the NPPF Green Belt purposes. The proposals set out in the draft Methodology were examined in detail. A note of the workshop discussions can be found at Appendix 12.

- 5.11 The first workshop agreed that the first four Green Belt purposes could be measured with a good degree of confidence, but both workshops concluded that there was very little consistent evidence that could be used to indicate whether development was likely to have a positive (complementary) or negative (adverse) impact on purpose five – regeneration priorities. Both workshops concluded that whether development would or would not have an impact was likely to depend on the details of the proposed scheme and on future regeneration priorities and initiatives, as well as matters such as distance between the site being developed and any regeneration priority and the links between them, including any possibility of cross-subsidisation. This could only be determined at the time a planning application was submitted in accordance with policy requirements that should be included in the Core Strategy.
- 5.12 It was therefore concluded that Green Belt purpose 5 could not adequately be addressed as part of this Study, but should rather be considered as part of the preparation of the Local Plan and subsequently at the planning application stage.

#### **Purpose 1 – to check the unrestricted sprawl of large built-up areas**

- 5.13 The draft Methodology indicated that this purpose would be assessed by measuring how much of the parcel was covered by buildings. However, having already discarded those parcels that were already fully developed from consideration at the end of Stage 1, it was concluded following the first stakeholder workshop that this would not be an effective way to assess Purpose 1.
- 5.14 The workshop agreed that a more appropriate measure was to consider whether any future development adjacent to an urban area could be so firmly ‘contained’ by strong physical and / or visual features that it could not lead to “unrestricted sprawl” into adjoining parcels.
- 5.15 The remaining parcels (ignoring those that had been discarded at Stage 1) were assessed in terms of how ‘contained’ each parcel was by one or more urban areas. This could apply to the whole of a parcel or to only one or more small parts of a parcel. Parcels that were not adjacent to any urban area were incapable of being “contained” by an urban area.
- 5.16 Parcels were categorised as follows:
- 5.17 **Well Contained (WC)** – For a parcel to be described as being “well contained”, it must be adjacent to an urban area and bounded by strong physical features such as main roads, railways or tree belts. This would prevent any development within the parcel from encroaching beyond the parcel boundary into the open countryside in neighbouring parcels, and hence if developed would be likely to have a minimal impact on the overall openness of the Green Belt.

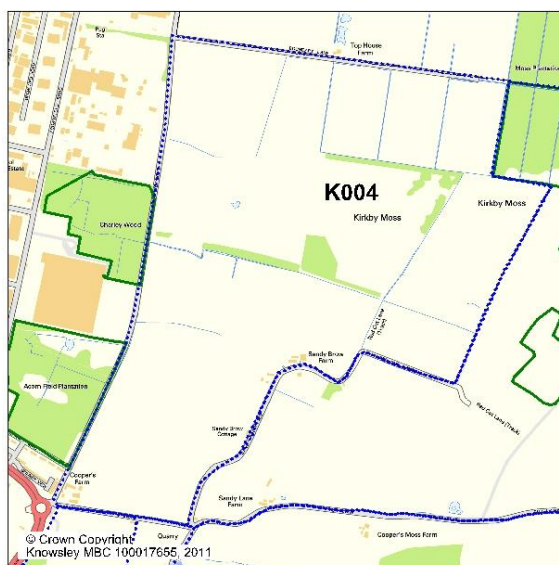
- 5.18 The definition of “urban areas” in this context just includes the main urban areas of Kirkby, Huyton, Stockbridge Village, Prescot and Whiston, Halewood, Knowsley Village and Cronton. Also, Tarbock Village (K073) that had been identified at Stage 1 as a parcel in its own right was considered to be part of the urban area. Looser groups of buildings such as those to the south of Cronton Village along Chapel Lane, along the boundary between K072 and KH001, were not identified as self-contained parcels or classified as urban for the purpose of this Study.

**Plan 3: Example of “Well-contained” parcel K029 to the north-west of Prescot**



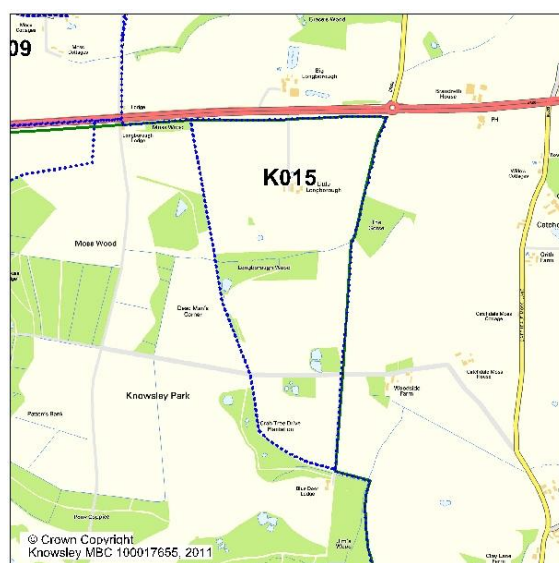
- 5.19 Plan 3 shows parcel K029 which illustrates this principle. The parcel is bounded by the urban area to the south and east, and by the A58 (Prescot Bypass) to the north and west. The A58 and associated landscaping clearly act as a strong physical barrier that would prevent the development of these parcels from sprawling out into the open countryside beyond the A road.
- 5.20 **Partly Contained (PC)** – Parcels were classified as being ‘partly contained’ if only a small part of the parcel was contained by the urban area. Parcels that simply abutted an urban area for part of one boundary were also included in this category, as they may be a suitable location for an urban extension, even if the area is currently not physically well-contained by the urban area. Furthermore, the relationship with the urban area may change if an adjoining parcel were to be developed.

### Plan 4: Example of “Partly Contained” parcel K004 to the east of Kirkby



- 5.21 Parcel K004, shown on Plan 4, is typical of a partly contained parcel. It is contained by the urban area to its west, but abuts open agricultural land to its north and east.
- 5.22 **Not Contained (NC)** – Parcels that were ‘not contained’ by an urban area, and were therefore areas where development would lead to urban sprawl, included parcels that were not adjacent to an urban area. Such parcels could not, by definition, be contained by an urban area. In the case of parcels that were physically separated from an urban area e.g. by a main road (dual carriageway or motorway) or railway, these were also considered to be ‘not contained’.
- 5.23 Parcel K015, shown on Plan 5, provides an example of a parcel that is not contained by any urban area.

### Plan 5: Example of “Not Contained” parcel K015 to the east of Kirkby, to the north of Knowsley Hall Estate



5.24 Parcels that were identified as being ‘not contained’ (NC) by the urban area were discarded from further consideration during the latter stages of the Study as it was deemed that built development within these parcels would lead to unrestricted sprawl across open countryside, contrary to Green Belt Purpose 1.

5.25 **The following parcels were discarded at this stage:**

**Table 5: Schedule of Parcels Discarded due to being Not Contained by the urban area**

Parcel No.	Description of Parcel
K002	Land bounded by Cut Lane and Sandy Brow Lane, Kirkby
K005	Land north west of Junction 6 M57 bounded by Ingoe Lane, Kirkby
K009	Land north of A580, bounded by Cut Lane, Hewitts Lane and Coach Road, Kirkby
K014	Land south of A580, bounded by Knowsley Hall Estate and B5202, Kirkby
K015	Land south of A580, bounded by Knowsley Hall Estate, Kirkby
K024	Knowsley Hall Estate
K025	Land west of Knowsley Hall Estate, bounded by M57 and Alder Lane
K026	Land north of Prescott By Pass (A58) bounded by Knowsley Hall Estate, Prescott
K028	Land south of Knowsley Hall Estate, bounded by M57 and Prescott By Pass (A58), Prescott
K035	Land south west of Carr Lane, Prescott
K049	Woodland south of Prescott/Whiston (including LWS <sup>38</sup> 16&49), Prescott
K055	Disused Sewage Works, south of Junction 7 M62, Prescott
K057 <sup>39</sup>	Land to the south of M62, bounded by Cronton Colliery
K058 <sup>39</sup>	Cronton Colliery
K062	Land bounded by Cronton Road and Dacre’s Bridge Lane
K063	Land bounded by M57, Coney Lane, Whitefield Lane and Netherley Road, Tarbock
K064	Cronton Clay Pit
K066	Pex Hill, Cronton
K067	Land south west of Tarbock Island, bounded by Netherley Road and Water Lane, Tarbock
K068	Land bounded by Cronton Road, Prescott Road, Water Lane and A5300 (Knowsley Expy)

<sup>38</sup> Local Wildlife Sites (LWS) and Local Geological Sites (LGS) are referred to, and allocated as, Sites of Biological Interest (SBI) Sites of Local Geological Interest (SLGI) respectively within the Council’s UDP. However, since publication of the UDP the term for locally designated sites has changed as a result of national legislative changes.

<sup>39</sup> Although parcels K057 and K058 are classified as **NC** (Not Contained), both parcels were brought back into the Study at Stage 4 following an assessment of the emerging evidence base for Knowsley’s Local Plan. See Stage 4 for further information.



K069	Residential properties south east of Pex Hill, Cronton
K071	Land bounded by Cronton Road, Alder Lane and Prescott road, Cronton
K074	Land bounded by Water Lane, Cross Hillocks Lane and A5300 (Knowsley Expy)
K079	Land bounded by Gerrard's Lane, North End Lane and WWTW, Halewood
K080	Land bounded by Netherley Road, Water Lane and A5300 (Knowsley Expy), Tarbock
K083	Land south of Tarbock Village, bounded by A5300 and L'pool / Manchester railway
K088	Land bounded by Lpool – Manchester Railway Line, Lower Road and A5300 (Knowsley Expy), Halewood
K090	Land bounded by Lower Road, Finch Lane and Higher Road, Halewood
K092	Everton FC Training Facility, Finch Lane, Halewood
K094	Land bounded by A562 (Speke Blvd) and West Cost Mainline (Liverpool Branch), Halewood
K096	Land bounded by Higher Road, A562 (Speke Blvd) and West Cost Mainline (Liverpool Branch), Halewood
SK001	Land between River Alt, the Leeds & Liverpool Canal, Bulls Bridge Lane and M57, Aintree
KH002	Land bounded by Newstead Road and West Cost Mainline (Liverpool Branch), Halewood

## **Purpose 2 – to prevent neighbouring towns from merging into one another**

- 5.26 The draft Methodology indicated that Purpose 2 would be assessed using distances between settlements. However, the first stakeholder workshop held in April 2010 agreed the principle that the smaller the gap, the more likely it was that it was essential that it should be kept open. They also felt that to simply measure the distance between the settlements would be unhelpful. It suggested that it was also important to consider the “visual” impression of a gap. The perception of settlements merging will vary depending on factors such as the size of the settlement that were to be kept separate, and whether there were visual factors (e.g. motorway or railway embankments, groups of trees or buildings) that might break up a gap or help define it.
- 5.27 The workshop concluded that whilst it was essential to keep open a small gap such as a single field between small villages to stop them from coalescing, a wider gap between larger settlements, e.g. between Huyton & Prescott or Halewood & Netherley (where the gap is approximately 1 kilometre wide), could also be a gap that should be kept open. It was not possible to assign a fixed distance as this would depend on individual circumstances. Any gaps that had to be kept open in order to ensure that adjacent settlements did not merge were identified as ‘Essential Gaps’ (EG).
- 5.28 It was also important to consider that identified “Essential Gaps”, may have scope for limited development on one or both sides of the gap without harming

its overall integrity, especially where the gap is relatively wide or where there is a part that is “well contained” (WC). Parcels that could accommodate some development without harming the integrity of the gap were therefore classified as “partly being within an Essential Gap” (EG(part)) – see paragraph 5.28 and Plan 7.

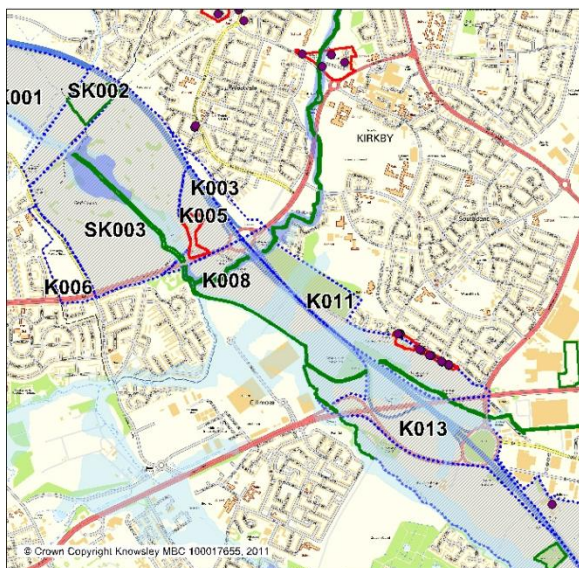
- 5.29 The gap between settlements may contain a single parcel or a number of parcels, and any parcel may also form part of the gap between several settlements. For example, parcel K018, shown on Plan 6, is located between the edge of the main urban areas of Kirkby & Knowsley Village, but also provides separation between both urban areas and Croxteth with KL001 to the west of the M62. There are ‘Essential Gaps’ between all of these settlements, north – south within parcel K018 for Knowsley Village and Kirkby, and west – east (with parcel KL001) for Knowsley Village and Croxteth, and Kirkby and Croxteth. All of these need to be kept open.

### Plan 6 – Showing separation between Knowsley Village, Kirkby and Liverpool



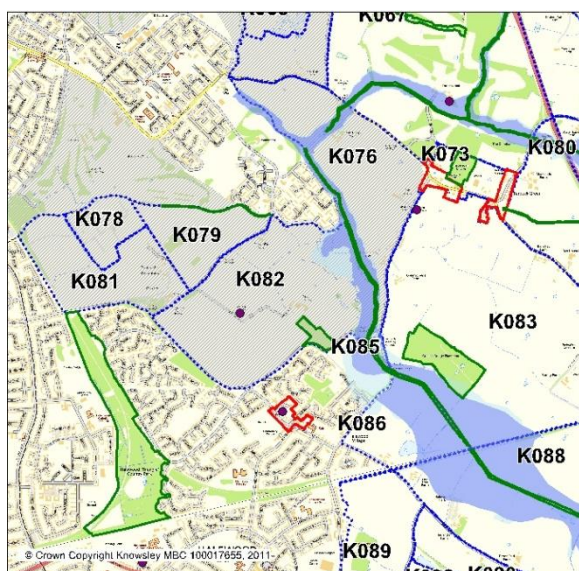
- 5.30 Parcels identified as ‘partly being within an ‘Essential Gap’ (EG (part)) are within an Essential Gap, but some limited development may be possible on one or both sides of a gap without adversely harming its integrity, especially where the gap is relatively wide. Parcel K006 in the gap between Kirkby and Aintree demonstrates how there may be scope to ‘round off’ the urban area up to a strong boundary such as Aintree Lane which would act as a barrier to further development. Therefore, K006 is identified as being partly within an Essential Gap as there is the potential for development to take place within this parcel without reducing the size or undermining the function of the gap – shown on Plan 7.

### Plan 7 – Showing Partial Essential Gap between Kirkby and Liverpool



- 5.31 This possibility does not extend to the gap between the north of Halewood and neighbouring Netherley, as there are no intervening physical features, such as major roads or large areas of development that would act as a barrier to further development between these settlements. Furthermore, development within any of the parcels within this area would have an adverse impact on the integrity of the Essential Gap. Hence parcels K078, K079, K081 and K082 were identified as being within an Essential Gap – shown on Plan 8.

#### Plan 8 – Showing Essential Gap to the north of Halewood



- 5.32 It should be stressed that although some parcels are identified as being “partly within an Essential Gap”, this does not in any way confer any expectation that any parcel so identified will be suitable for development. A parcel may be discarded from consideration as part of any subsequent stage of the Study. It is the role of the Local Plan, not the Green Belt Study, to identify which settlements should be expanded and by what amount.

- 5.33 For some parcels the gaps are not as clearly defined as those described above, as the settlements may not be so conveniently arranged. This will be particularly true where:
- there may be several parcels between settlements, or
  - the gap is visually broken up by groups of buildings, woodland or infrastructure, or
  - the settlement on the other side of the gap is some distance away, and may be in another local authority's administrative area.
- 5.29 Examples include to the east of Halewood, where there is a wide gap to Widnes. This wide gap contains infrastructure such as the Liverpool – Manchester railway line and the Knowsley Expressway, along with a major developed site within the Green Belt (K093).
- 5.30 Parcels on the seaward side of any settlement cannot lie on the side of any gap, so the concept is clearly not relevant. Although this does not apply to any parcels within Knowsley, the analysis in this instance would indicate that the assessment in relation to this purpose is not appropriate (N/A).
- 5.31 Following the assessment against Green Belt purpose 2, parcels were classified as follows:
- **Essential Gap (EG)** – The parcel is within an essential gap, where any further development would reduce the gap between settlements to an unacceptable width;
  - **Partial Essential Gap (EG (part))** – Although these parcels are situated within an essential gap that must be kept open, there may be scope for some development e.g. 'rounding off' on one or both edges of the gap without adversely harming its overall openness and the broad extent of the gap;
  - **Narrow Gap (NG)** – Narrow gaps were defined as being wider than essential gaps, but are still sensitive to development. Potentially more development could be accommodated on the edge of an urban area without leading to neighbouring settlements merging. These gaps were generally more than 2 kilometres wide;
  - **Wide Gap (WG)** – Wide gaps were identified where development on the urban edge is not likely to impact on the integrity of the gap. Such gaps were generally more than 5 kilometres wide. Wide gaps are also likely to contain a series of narrower gaps between smaller settlements within them; and
  - **Not Applicable (N/A)**<sup>40</sup> – For parcels that are located on the coast, where there is no other settlement that could be located on the far side of a gap, this purpose is not relevant.
- 5.34 Parcels that were identified as being within an "Essential Gap" were discarded from further consideration in the Study at the end of this stage. As each

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<sup>40</sup> This criterion was only applicable to sites within Sefton's Report of the joint Green Belt Study

purpose was assessed independently, a number of parcels were therefore discarded not only because they were identified as being both within an “Essential Gap” (Green Belt purpose 2), but because they were also “not well-contained” by the urban area (Green Belt purpose 1).

5.35 **The following parcels were discarded because they contained a parcel that was fully within an ‘Essential Gap’:**

**Table 6: Schedule of Parcels Discarded due to an Essential Gap**

<b>Parcel No.</b>	<b>Location</b>
K005	Land north west of Junction 6 M57 bounded by Ingoe Lane, Kirkby
K008	Land south west of Junction 6 M57, bounded by Knowsley Brook, Kirkby
K011	Land bounded by M57, A580 and Ribbler’s Lane, Kirkby
K013	Land at Junction 4 M57, Kirkby
K016	Land bounded by Knowsley Lane, Mill Lane and Ormskirk Road, Knowsley Village
K017	Land bounded by Knowsley Lane, School Lane and Overbrook Lane, Knowsley Village
K018	Land to east of M57, bounded by Knowsley Industrial Park and Knowsley Village
K034	Kings Business Park, Huyton
K038	Huyton and Prescott Golf Club, Huyton
K040	Stadt Moers Park (north west), Huyton
K042	Stadt Moers Park (south west), Huyton
K050	Bowring Park Golf Course (west), Huyton
K054	Land bounded by M62, Bowring Park Golf Course and Naylor’s Road
K063	Land bounded by M57, Coney Lane, Whitefield Lane and Netherley Road, Tarbock
K066	Pex Hill, Cronton
K069	Residential properties south east of Pex Hill, Cronton
K070	Land bounded by Mill Lane, Cronton Road and Pex Hill
K076	Land bounded by Netherley Road, Greensbridge Lane and Netherley Brook, Tarbock
K079	Land bounded by Gerrard’s Lane, North End Lane and WWTW, Halewood
K081	Land south of WWTW, bounded by Lydiate Lane, Halewood
K082	Land bounded by Gerrard’s Lane, Church Road / Cartbridge Lane and Netherley Brook, Halewood
KH001	Land bounded by Cronton Road, Chapel Lane and Widnes
KL001	Land to west of M57 bounded by Croxteth
KL002	Woodland north of Stockbridge Village (containing SBI 8), Stockbridge Village

SK001 <sup>41</sup>	Land between River Alt, the Leeds & Liverpool Canal, Bulls Bridge Lane and M57, Aintree
SK002 <sup>41</sup>	Wango Lane Country Park, Aintree
SK003 <sup>41</sup>	Kirkby Golf Course

### **Purpose 3 – to assist in safeguarding the countryside from encroachment**

- 5.36 The draft Methodology proposed that this purpose would be assessed (i) on the basis of the boundary strength, and (ii) whether the parcel contained land uses that fulfil the Green Belt objectives set out in paragraph 1.6 of PPG2, or supports countryside uses as defined in paragraph 16 of Planning Policy Statement 7: Sustainable Development in Rural Area (PPG7)<sup>42</sup>. Since publication of the draft Green Belt Study the guidance within PPG7 has been drawn into the NPPF, It is considered that the guidance within the framework at paragraphs 81 and 89 is broadly consistent with the previous guidance in PPG 7.
- 5.37 As part of the validation process, Envision stated that whilst land use should be assessed as part of the consideration of this purpose, the strength of the boundary had already been assessed at Stage 1 and there was no need to assess this again. In assessing this purpose, the degree of openness of each parcel was considered, as openness in Green Belt terms relates to the absence of inappropriate development.
- 5.38 The NPPF states that local planning authorities should regard the construction of new buildings as “inappropriate development” and this is, by definition, harmful to the Green Belt. The erection of new buildings in the Green Belt is inappropriate unless it is for a specified list of developments set out in paragraph 89 of the NPPF. These include agriculture, forestry, outdoor sport/recreation, cemeteries, the limited extension, alteration or replacement of a building, as well as limited infill in villages in prescribed circumstances, and limited infilling or redevelopment of previously developed sites’. The development of new housing and employment uses are not included on this list.
- 5.39 Paragraph 1.6 of PPG2 indicated that a number of uses can play a positive role in fulfilling Green Belt objectives. These are:
- to provide opportunities for access to the open countryside for the urban population;
  - to provide opportunities for outdoor sport and outdoor recreation near urban areas;
  - to retain attractive landscapes, and enhance landscapes, near to where people live;
  - to improve damaged and derelict land around towns;

<sup>41</sup> Parcels SK001, SK002 & SK003 are joint parcels that straddle the Sefton – Knowsley administrative boundary. The parcels have the same reference number in each study.

<sup>42</sup> Planning Policy Statement (PPS) 7: Sustainable Development in Rural Areas, (ODPM, 2004)

- to secure nature conservation interest; and
  - to retain land in agricultural, forestry and related uses.
- 5.40 Although these are not fully repeated in the NPPF, the framework does state at paragraph 81 that local authorities should support the beneficial use of Green Belts, which includes uses similar to those stated above.
- 5.41 The Merseyside Green Belt Local Plan also defines countryside uses as including agriculture, nature conservation, recreation & leisure and amenity.
- 5.42 Taking all this guidance into account, for the purposes of this Study, parcels in appropriate or countryside uses were considered to contain the following land uses:
- Agriculture
  - Equine uses
  - Nature
  - Dunes
  - Sport
  - Amenity space
  - Woodland
  - Parkland
  - Cemeteries
  - Open land occupied by the Ministry of Defence (MOD) e.g. airfields and rifle ranges, and
  - Former landfill sites where used for agricultural or recreational uses.
- 5.43 Land was considered to be in an inappropriate use in the context of the NPPF or a non-countryside use if it was not in a use listed in paragraph 5.42. Examples include use as a static caravan site, sewerage works, highways infrastructure, and other former landfill sites and cleared land (parcels that were fully developed had previously been excluded at Stage 1, and so were not considered again at this stage).
- 5.44 A number of parcels contained a mix of land uses where no use was dominant. Where these contained a mix of appropriate and inappropriate land uses, they were described as 'mixed' land use parcels. As a result, parcels were classified as being in an 'appropriate' or 'inappropriate' land use, or containing a mix of 'appropriate' or 'inappropriate' land uses.
- 5.45 Paragraph 17 of PPG2 stated that the extent to which land in the Green Belt fulfils these objectives is not a material factor to be taken into account when considering its continued protection, as the use of the land is not as important as the purposes of including land in the Green Belt. The NPPF does not outline similar guidance and nor does it outline the degree of importance that should be attributed to land within the Green Belt due to its existing land use. As a result, no parcels were discarded at the end of this assessment.

**Purpose 4 – to preserve the setting and special character of historic towns**

- 5.46 Knowsley's Green Belt does not contain any nationally recognised historic towns, the setting of which needs to be protected. However, some of the Borough's towns and villages have areas of historic character, such as Prescott, Knowsley Village and Cronton.
- 5.47 The second aim of the Merseyside Green Belt is to ensure that towns and villages retain their individual character. Whilst this can be partly achieved by ensuring that individual settlements are not allowed to merge (Green Belt Purpose 2), the setting of many towns and historic buildings located in the Green Belt also forms part of their character, particularly if they are designated as Conservation Areas or have some other heritage designation.
- 5.48 This accords with the NPPF (paragraphs 128-129) which highlight the importance of a historic asset's setting.
- 5.49 As part of the assessment of the individual parcels, a number of assets were identified where it was important to maintain the setting around them. This included a number of villages and parklands, whether designated as Conservation Areas or not. A setting was not identified around an individual listed building because the setting of listed buildings is localised, and unlikely to impact on the whole of a parcel
- 5.50 In the same way as Green Belt Purpose 3 was assessed, no parcels were discarded at the end of the assessment of Purpose 4, even if the whole of the parcel contributed to the setting of an asset. The fact that the whole or part of a parcel contained the setting of an asset whose setting should be protected, was noted as a factor to be taken into account during subsequent stages of the Study

**Purpose 5 – To assist in urban regeneration by encouraging the recycling of derelict and other urban land**

- 5.51 The Merseyside Green Belt was adopted in 1983 partly in order to "(i) check the outward spread of the built-up area, direct development into existing towns, and encourage their regeneration". This supports the fifth purpose for including land in the Green Belt set out in paragraph 80 of the NPPF.
- 5.52 In order to promote regeneration, the Green Belt was anticipated to have a "life span" of about 15 years<sup>43</sup>. It remains largely unaltered almost 30 years later, it has been successful at directing new development into the urban areas and securing urban regeneration. However, the need for urban regeneration still remains, as Liverpool is still one of the most deprived cities in England, and Knowsley the 12<sup>th</sup> most deprived district<sup>44</sup>, with the most deprived areas within being Kirkby, Stockbridge Village and North Huyton. Sefton is ranked the 92nd

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<sup>43</sup> Merseyside Green Belt Local Plan (Merseyside County Council, 1983)

<sup>44</sup> Index of Multiple Deprivation 2010 (CLG, 2011)



most deprived out of 326 local authorities nationally (but is the least deprived area on Merseyside)

5.53 The draft Methodology set out two criteria that could help assist in assessing whether development in a parcel was likely to divert development away from any identified regeneration area. These were:

- Whether the parcel was located in the same housing sub-market where it may have an impact; and
- Whether the site was located in an area where it was unlikely to have any impact on urban regeneration.

5.54 As indicated earlier, in paragraphs 5.9 – 5.10, both Stakeholder workshops considered it would not be possible to assess whether any development in any parcel would or would not have a positive or a negative impact on any regeneration initiatives in Knowsley or Sefton and in the wider City Region. This would depend very much on the nature of the proposals, the scale of the development, and any links or opportunities for cross-subsidisation that could be secured as a result of development taking place.

5.55 As this relationship will be determined through the Local Plan and development management processes, no assessment was made in relation to Purpose 5.

#### *Stage 2 Conclusion*

5.56 At the end of Stage 2, each parcel has been assessed against four of the five purposes of including land in the Green Belt. Although it was designed to be robust, as a result of the independent validation process, including the Stakeholder workshops, a number of changes were made to strengthen the assessment. The changes made resulted in a more appropriate and systematic evaluation of each purpose, which have resulted in improvements to the robustness of the Study.

5.57 Although it was not possible to assess Purpose 5, for the reasons set out above, this has not affected the conclusions of the Study, and which areas of land should be discarded from further consideration at the end of this Stage.

5.58 At the end of the assessment of the remaining parcels against the Green Belt purposes (i.e. excluding those already discarded at Stage 1 as being “fully developed”), a number of additional parcels were discarded and excluded from further assessment. This only applied to the Purpose 1 and Purpose 2 assessments, as it was concluded that no parcels should be discarded at the end of the assessment of Purposes 3 and 4, and Purpose 5 was not assessed.

## **6. Stage 3 – Assessment of remaining parcels against sustainability, constraints and accessibility criteria**

- 6.1 Stages 1 and 2 identified and eliminated those parcels that contribute the most to fulfilling the purposes of including land in the Green Belt. At Stage 3 the remaining parcels were assessed (using Geographical Information Systems [GIS] mapping) against a set of identified development constraints (Stage 3a) and accessibility criteria (Stage 3b). This provided an indication of how sustainable development within any of the parcels may be, as well as identifying those parcels where development should not occur because the constraints were so important or extensive that they affected the development potential of any parcel.
- 6.2 The constraints and accessibility criteria were assessed as two separate tasks. This meant that parcels that were discarded because they were ‘undevelopable’ due to the extent of the prohibitive or ‘showstopper’ constraints (Stage 3a) did not need to be assessed in relation to how accessible they were at Stage 3b.

### **Stage 3a – Assessment of constraints to development**

- 6.3 The list of constraints was determined by reviewing national planning policy and other regulations / data that set out land protection criteria.
- 6.4 The draft Methodology categorised constraints into critical, primary and secondary constraints, based on how prohibitive they were, and whether they related to international, national, regional or local designations. The consensus at the first Stakeholder workshop held in April 2010 was that this approach, whilst correct, would benefit from some amendment. The workshop acknowledged that even if a small part of the parcel was not affected by any constraint, this part may not be suitable or located in the most appropriate place for development. For example, it may be separated from the urban area by the constraint, or be distributed in a very small parcel that should not be developed because this would have a significant impact on the openness of the Green Belt.
- 6.5 It was therefore agreed to use an amended approach using the constraints’ assessment as a “sieve” to exclude prohibitive constraints such as land designated as Historic Parks and Gardens and Flood Zone 3, setting out the reasons why the constraints had been so graded. Instead of using the strict hierarchy of whether a constraint was internationally, nationally or locally important, and when considering the amount and part(s) of the parcel affected, the constraints were graded in relation to their significance in terms of:
1. Whether the constraint was so important that it would prohibit development;

2. Whether the constraint would severely restrict but not limit new development, or would place restrictions on the types of development that could be accommodated; and
3. Whether the constraint could be capable of mitigation by accommodation and / or relocation as a result of new development taking place.

6.6 The grading of the constraints is identified in Table 7.

**Table 7: Grading of Constraints**

<b>Prohibitive ('show-stopper')</b>	International/National wildlife sites Coastal Erosion Zones Flood Zone 3 (containing 3a and 3b) Flood Storage Areas Historic Parks and Gardens Cemeteries/rifle Ranges Community Woodlands
<b>Severely Restrictive (but would not entirely prohibit new development)</b>	Local Wildlife or Local Geological Sites <sup>45</sup> Flood Zone 2 Agricultural Land (Grades 1,2 and 3) Conservation Areas Regional Important Geological Sites Mineral Safeguarding Areas (MSA) Priority Habitats
<b>Restrictive (can be mitigated by accommodation / relocation within new development or by the way a development is carried out)</b>	Listed Buildings Scheduled Ancient Monuments and Sites of Archaeological Interest Setting of Conservation Areas/Heritage Assets Recreation Areas (such as Playing Fields and Golf Courses)

*Key considerations - prohibitive constraints*

- 6.7 Where the whole of a parcel is within the area that the Environment Agency is proposing to develop as a flood storage area, the parcel has also been identified as being affected by a prohibitive constraint, but, like the other constraints, this is not applicable where only part of the parcel is affected.
- 6.8 In conjunction with the Environment Agency, it was agreed that land in Flood Zone 3a has been included as a 'prohibitive' constraint if potential use was housing, as land in this Flood Zone should not be developed for housing unless there are no available alternative sites available. However, this restriction does not apply to land with a potential employment end use. Land in Flood Zone 2 has been included in the severely restrictive category, as there are fewer restrictions relating to what development can be permitted in such

<sup>45</sup> Local Wildlife Sites (LWS) and Local Geological Sites (LGS) are referred to, and allocated as, Sites of Biological Interest (SBI) Sites of Local Geological Interest (SLGI) respectively within the Council's UDP. However, since publication of the UDP the term for locally designated sites has changed as a result of national legislative changes.

areas. This accords with the Sequential Test requirement set out in NPPF which states that development should initially be guided to land within Flood Zone 1, then land in Flood Zone 2, and then only if no alternative land is available should land in Flood Zone 3a be considered for development.

- 6.9 The Council has undertaken a Level 2 SFRA<sup>46</sup> to supplement the Level 1 SFRA published in 2009 and inform the emerging Local Plan: Core Strategy. The Environment Agency flood maps published in May 2012 were used to inform the Council's SFRA (Level 2) and are used for the purposes of this Study.
- 6.10 Although no parcels were excluded from the Study as a result of being wholly within Flood Zone 3a, at Stage 4 land within the Flood Zone 3a was excluded from the assumed developable area and therefore influenced the indicative capacity identified at this stage. In the event areas affected by flood risk are identified for development, a site-specific Flood Risk Assessment (FRA) will also be required.
- 6.11 A further element of flood risk is coastal erosion and coastal flooding, which was considered as part of Sefton's Study. As the coastline is currently eroding at a rate of over 4 metres per year, it was agreed that no further development should be proposed in sensitive areas. Coastal Erosion Zones were therefore included as a prohibitive constraint. However, there are no areas of coastal erosion in Knowsley.
- 6.12 Sites that are nationally or internationally recognised for their nature conservation importance were automatically ruled out of further consideration at this stage. The implications of development of land adjacent to these sites was considered likely (as part of the Habitats Regulations Assessment) to have an adverse impact on these sites and was therefore also excluded. However, national and international nature designations only applied to Sefton, there were no such designations in Knowsley.
- 6.13 Community woodlands, cemeteries and Historic Parks and Gardens are unlikely to be capable of relocating therefore they were classified as a "prohibitive" constraint.

*Key considerations - severely restrictive constraints*

- 6.14 Whilst doubts were expressed at the workshop about the accuracy of the agricultural land classification. It was concluded that the 'best and most versatile' agricultural land should be avoided if possible. This acknowledges the increased weight being given nationally to preserving the most productive land in the interests of food security. This is consistent with paragraph 122 of the NPPF which states that where significant development of agricultural land is needed, authorities should seek to use poorer quality land in preference to higher quality land. The Core Strategy, and its supporting documentation, will have to determine what weight to give this national objective relative to other

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<sup>46</sup> Knowsley Level 2 Strategic Flood Risk Assessment (Capita Symonds, 2012)

sustainability objectives and local housing and employment needs which could only be met on this category of agricultural land.

- 6.15 The vast majority of Knowsley's Green Belt is classified as being the "best and most versatile" agricultural land. If all of Knowsley's "best and most versatile" land were ruled out at this stage, it would pose severe restrictions on meeting the Borough's housing and employment growth requirements. For this reason, Grade 1, 2, and 3 agricultural land in Knowsley has not been included as a prohibitive constraint, but is identified as a restrictive constraint, which should be avoided where possible if this would have an adverse impact on farm viability and food security, and poorer quality agricultural land can be identified in the locality.

*Other considerations*

- 6.16 The draft Methodology listed a number of miscellaneous constraints that should be assessed on an individual basis. Such constraints included land with poor ground conditions, or which needed infrastructure to be provided before development could take place. When work commenced on Stage 3 of the Study the constraints were re-assessed. It was concluded that these were not constraints. Any costs associated with overcoming these constraints could affect the viability of development, but they would not necessarily mean that development should not take place.
- 6.17 The draft methodology only considered whether the whole of a parcel was affected by a constraint, and did not set out what should happen to parcels where only part was affected. For example, a number of parcels were identified where the area outside of, and not directly affected by, any prohibitive or restrictive constraint was adjacent to the urban area. Where potential development was unlikely to affect the constrained area, these parts of the relevant parcel were retained in the Study.
- 6.18 A few parcels were also identified where the extent of the area not covered by the constraint was so small and / or disjointed, or they did not relate to the urban area. Such parcels were also considered to be undevelopable and discarded from the Study.
- 6.19 At the end of this process only a few parcels were not affected by any constraints.
- 6.20 Maps were produced for each parcel showing the areas affected by some of the key constraints identified at Stage 3a. Due to mapping limitations, not all of the constraints could be clearly displayed within one plan; therefore some are omitted from the parcel summary sheets. The constraints mapped are:
- Flood Zones 2,3a and 3b;
  - Conservation Areas;
  - Local Wildlife Sites and Local Geological Sites; and
  - Listed Buildings

- 6.21 The following parcels were discarded as wholly or very largely affected by “prohibitive” constraints:

**Table 8: Schedule of Parcels Discarded due to a Prohibitive Constraint**

<b>Prohibitive constraints</b>		
<b>Parcel No.</b>	<b>Location</b>	<b>Reason why discarded</b>
K044	Fox’s Bank Lane Cemetery, Whiston	Cemetery

*Severely restricted parcels*

- 6.22 Parcels affected by “severely restrictive constraints” were then assessed to see what the cumulative impact of the constraint was, and how the unaffected areas related to the urban area. At this stage no decisions were taken as to the relative importance of any of the constraints that were not identified as being prohibitive. This is not the role of this Study, but the Core Strategy process. Constraints such as, Grade 1, 2 and 3 agricultural land, local wildlife designations and / or land in Flood Zone 2 were then identified. They were assessed to see what the cumulative impact of the constraints was, and how the unaffected areas related to the urban area. However, at this stage no decision was taken as to the relative importance of any of the constraints that were not identified as being prohibitive. This is not the role of this Study, but of the Core Strategy process.
- 6.23 Table 9 shows that parcels where development in all or part of the parcel could result in some compromises being made in respect of “severely restrictive” or “restrictive” constraints, and also where development may be possible on the urban edge of an existing settlement. These should only be considered at Stage 4 if any outstanding needs have not been met by parcels with fewer constraints, or where adequate mitigation can be provided.
- 6.24 Parcels subject to “severely restrictive constraints” are listed in Table 9.

**Table 9: Schedule of Parcels Subject to Severely Restrictive Constraints**

<b>Parcels with severely restrictive constraints that should only be developed if insufficient land remains with fewer constraints</b>			
<b>Parcel No.</b>	<b>Location</b>	<b>All or part of parcel constrained</b>	<b>Nature of constraint(s) affecting the parcel</b>
K001	Former Golf Driving Range, Bank Lane, Kirkby	Part	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS). The northern portion of the parcel, subject to biological and flood risk constraints. The parcel is also shown on the Agricultural land Classification Maps as containing Grade 2 agricultural land.
K003	Land north east of Junction 6 M57, bounded by Eastfield Walk, Kirkby	Part	Parcel is shown on the Agricultural land Classification Maps as wholly Grade 2 agricultural land.
K004	Land to the east of Knowsley Industrial Park bounded by Molly's Lane, Sandy Brow Lane, Boundary Lane and Coach Road, Kirkby	All	Parcel is shown on the Agricultural land Classification Maps as wholly Grade 1 agricultural land.
K007	National Grid Substation, Kirkby	Part	Approximately 90% of the parcel is Grade 1 agricultural land.
K010	Land bounded by A580, Cooper's Lane, Molly's Lane and Hewitt's Lane, Kirkby	Part	Approximately 90% of the parcel is shown on the Agricultural land Classification Maps as Grade 1 agricultural land.
K012	Land bounded by A580, Knowsley Lane and Ormskirk Road, Kirkby	Part	Approximately 50% of the parcel is shown on the Agricultural land Classification Maps as Grade 1 agricultural land.

K019	Land bounded by Ormskirk Road and Knowsley Hall Estate, Knowsley Village	All	100% Local Wildlife Site (LWS 40) – Knowsley Park
K020	Land bounded by Knowsley Lane and Pinfold Lane, Knowsley Village	All	Parcel is shown on the Agricultural land Classification Maps as wholly Grade 2 agricultural land.
K023	Land bounded by Home Farm Road, Knowsley Lane and Knowsley Hall Estate, Knowsley Village	All	100% Local Wildlife Site (LWS 40) – Knowsley Park
K027	Lord Derby Memorial Playing Fields, Huyton	Part	Approximately 5% of the parcel is shown on the Agricultural land Classification Maps as Grade 3 agricultural land. The remainder of the parcel is a recreation area
K029	Land bounded by A58 (Prescot By Pass), Liverpool Road and Knowsley Park Lane, Huyton	Part	Approximately 80% of the parcel is shown on the Agricultural land Classification Maps as Grade 3 agricultural land.
K030	Land bounded by M57, Knowsley Lane and George Hale Avenue, Huyton	Part	Approximately 70% of the parcel is shown on the Agricultural land Classification Maps as Grade 3 agricultural land.
K041	Stadt Moers Park (south east), Prescot	Part	Over 90% of the parcel is within Local Wildlife Site (LWS 15 & 46). The whole of the parcel is shown on the Agricultural land Classification Maps as also a designated recreation area (Borough Park).
K042	Stadt Moers Park (south west), Huyton	All	Majority of parcel is within Local Wildlife Site (LWS 82) – Stadt Moers Quadrant 3. Remainder of the parcel not adjacent to the urban area and undevelopable due to highway infrastructure & embankment.
K046	Former Saunders Garden	Part	Approximately 50% of the parcel is shown on the



	Centre, Whiston		Agricultural land Classification Maps as Grade 2 agricultural land. The remainder of the parcel is free from constraints.
K047	Bowring Park Golf Course (east), Huyton	Part	Approximately 95% of the parcel is shown on the Agricultural land Classification Maps as Grade 3 agricultural land. The parcel is wholly a recreation area (golf course).
K048	Land south of Whiston (Lickers Lane)	Part	Approximately 95% of the parcel is shown on the Agricultural land Classification Maps as Grade 2 agricultural land. The parcel also contains 2 LWSs.
K052	Land to the south of Whiston bounded by Windy Arbor Road and Main Drive	Part	Approximately 90% of the parcel is shown on the Agricultural land Classification Maps as Grade 2 agricultural land. The remainder of the parcel is free from constraints.
K053	Land bounded by Windy Arbor Brow and Windy Arbor Road, Whiston	Part	Approximately 95% of the parcel is shown on the Agricultural land Classification Maps as Grade 2 agricultural land. The remainder of the parcel is free from constraints.
K056	Land south of Edenhurst Avenue, Huyton	Part	Approximately 40% of the parcel is shown on the Agricultural land Classification Maps as Grade 3 agricultural land. The parcel is also subject to Flood Zone 3 (90%). A small parcel of land is unconstrained adjacent to the urban area.
K057	Land south of M62, bounded by Cronton Colliery	All	Parcel is shown on the Agricultural land Classification Maps as wholly Grade 2 agricultural land. The parcel also contains 2 LWSs (47 & 58).
K060	Land bounded by M62, Fox's Bank Lane, Cronton Road and Hall Lane, Cronton	All	Parcel is shown on the Agricultural land Classification Maps as wholly Grade 2 agricultural land. The parcel also contains 2 LWSs (47 & 58)
K061	Land bounded by M62,	All	Parcel is shown on the Agricultural land Classification

	Norland's Lane, Mill Lane and Hall Lane, Cronton		Maps as wholly Grade 2 or 3 agricultural land. The parcel also within the setting for Cronton Village Conservation Area.
K085	Dog Kennels to the South of Cartbridge Lane, Halewood	All	Parcel is shown on the Agricultural Land Classification Maps as wholly Grade 3 agricultural land. The parcel also contains Flood Zone 2 and 3. Small area of land, adjacent to the urban area is outside Flood Zone 3
K086	Land bounded by Greenbridge Lane, Liverpool – Manchester railway line and Ditton Brook, Halewood	All	Parcel is shown on the Agricultural land Classification Maps as wholly Grade 2 or 3 agricultural land. The east of the parcel is within Flood Zone 3, leaving approximately 50% of the parcel which is adjacent to the urban area free from flood risk.
K089	Land bounded by Finch Lane, Higher Road and Baileys Lane, Halewood	Part	Approximately 90% of the parcel is shown on the Agricultural land Classification Maps as Grade 2 agricultural land. Two employment locations are also within the parcel and may need to be retained.
K095	Land bounded by Higher Road, Aldersgate Drive and West Coast Mainline (Liverpool Branch), Halewood	Part	Approximately 50% of the parcel is shown on the Agricultural land Classification Maps as Grade 2 agricultural land, although this is unlikely to influence the developability of the parcel as it currently contains highway infrastructure.
KH001	Land bounded by Cronton Road, Chapel Lane and Widnes	All	Parcel is shown on the Agricultural land Classification Maps as wholly Grade 2 agricultural land.

*Parcels with restrictive or no constraints*

- 6.25 Table 10 shows parcels that contain few (i.e. “restrictive” constraints) and no constraints. As with the parcels within Table 9, a number of these parcels contain other uses that would have to be relocated if all or part of the parcel is redeveloped.
- 6.26 In the case of school playing fields and outdoor sporting facilities, in most cases these are subject to the restrictions set out in the NPPF (paragraph 74) and local planning policy . Additionally, many school playing fields are also protected under Section 77 of the School Standards and Framework Act 1998. This represents a further level of constraint.
- 6.27 Table 10 also contains areas that have previously been tipped or may be contaminated as a result of previous uses, where remedial action is likely to be required in order to make the land suitable for development. Whilst this is likely to add to the cost of bringing them forward for development, they do not affect whether the sites should or should not be developed.

**Table 10: Parcels with Few or No Constraints**

<b>Parcels with few or no constraints (to be taken forward to Stage 4)</b>			
<b>Parcel No.</b>	<b>Location</b>	<b>All or part of parcel constrained</b>	<b>Nature of constraint(s) affecting the parcel</b>
K006	Former Playing Field, Aintree Road, Kirkby	All	Recreation area
K021	Land bounded by Sugar Lane and Home Farm Road, Knowsley Village	Part	Partially within Setting of Knowsley Hall Estate
K023	Land bounded by Home Farm Road, Knowsley Lane and Knowsley Hall Estate, Knowsley Village	All	Parcel is shown on the Agricultural Land Classification Maps as partially within Grade 2 agricultural land.  Partially within Setting of Knowsley Hall Estate
K033	Recreation Ground, Two Butt Lane, Whiston	All	Recreation area (playing fields)
K036	Land to the south of Carr Lane, Prescott	All	Tipped land / former water treatment works
K037	Land to the	None	No constraints

	south of Kings Business Park and bounded by Huyton Lane, Huyton		
K039	Stadt Moers Park (north east), Prescott	All	Recreation area (Stadt Moers Park -Borough park), partially tipped land.
K045	Recreation area bounded by, Lickers Lane, Main Drive and Cook Glades, Whiston	All	Recreation area (playing fields / pond)
K058	Cronton Colliery	Part	Parcel is shown on the Agricultural land Classification Maps as wholly Grade 2 agricultural land, although the majority of the parcel is a former colliery and unlikely to be suitable for agricultural use in the future. A small portion of the parcel to the south also contains a LWS (19) and Flood Zone 3/2. Ground stability may also be an issue due to the site's former use.

6.28 At the end of Stage 3a, one parcel containing a cemetery (K044) was discarded from further consideration during the rest of the Study as not being suitable for development due to a “prohibitive” constraint.

### **Stage 3b – Assessment of accessibility attributes**

6.29 All the parcels not excluded at Stage 3a, because of prohibitive constraints were then assessed to ascertain how accessible they were. The positive attributes were identified through a review of the criteria used in Knowsley Council's sustainability framework and the criteria used to assess urban land in the authority's Strategic Housing Land Availability Assessment.

6.30 The list of factors considered were:

- Is the parcel adjacent to or contain a primary route network road?
- Is the parcel within 800m of a rail station?
- Is the parcel within 400m of a frequent bus route?
- Is the parcel adjacent to or contain a cycle route or public right of way?
- Is the parcel within 5km of an employment area?
- Is the parcel within 600m of a primary school?

- Is the parcel within 1km of a GP/Health Centre?
  - Is the parcel within 800m of a local centre?
  - Is the parcel within 800m of a publically accessible green space?
  - Is the parcel within 6km of outdoor sports provision?
- 6.31 Where information relating to attributes outside the Borough boundary was available, this information was incorporated into the assessment at this stage. However, there are uncertainties regarding the future protection afforded to particular attributes or assets (i.e. local centres, public open space) outside Knowsley's control therefore it is unclear whether there will be a positive or negative impact in the future, should a particular location be developed.
- 6.32 Additionally, access by public transport to local services and facilities can be improved when development occurs, particularly if the development permitted is of a suitable scale and the developer is able to fund the necessary provision as part of a planning obligation. Therefore, no parcels of land were excluded from consideration at the end of this assessment.
- 6.33 A summary of the accessibility assessment for each Parcel can be found in Appendix 2.

## **7. Stage 4 – Identification of an indicative development capacity of each area remaining in the Study and, how each could contribute to meeting identified needs in each settlement**

7.1 Stage 4 of the draft Methodology included 3 tasks:

- Stage 4a – to assess whether the development of the remaining parcels would be:
  - (i) non-strategic (and hence could be released through the Local Plan process), or whether they constituted
  - (ii) a larger ‘strategic’ area (either singly or cumulatively) that would need wider sub-regional agreement before it could be released, as a result of a strategic study having taken place;
- Stage 4b – to assess how the release of Green Belt sites in different areas would assist or deflect from meeting the individual local authority’s spatial objectives set out in their emerging Core Strategy; and
- Stage 4c – calculation of the net capacity for each individual parcel or groups of parcels.

### *Key changes to the methodology at Stage 4*

7.2 As outlined in chapter 2 “Planning Policy Context”, Stage 4a and 4b did not proceed as originally intended.

7.3 In the case of Stage 4a, this was as a result of the coalition Government’s intention, contained in the Localism Act, to abolish Regional Strategies. This means that the RSS is unlikely to be in place by the time this Study is finalised, and the Core Strategy is adopted. Therefore Policy RDF4 of RSS “Green Belts” will no longer apply. This policy introduced the concept of “strategic” and “non-strategic” Green Belt release, and the arrangements for carrying out a strategic review of the Merseyside Green Belt. It is not yet clear what procedures or bodies, if any, will be responsible for addressing cross boundary planning issues following revocation of the RSS. The Localism Act does however include a “Duty to Cooperate” between Council planning authorities. It is expected that there could be a role for the LCR Cabinet (comprising the Leader and Chief Executive of each LCR district) or the recently formed Local Enterprise Partnership (LEP)<sup>47</sup>.

7.4 The Regional Strategy for the North West contains no definition of what constitutes “strategic” and “non-strategic” Green Belt. Consequently, this Study will not make any distinction between the two concepts or whether identified

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<sup>47</sup> The LCR LEP was formally constituted in March 2012. Further details are available online at: <http://liverpoollep.org/>

land could or could not be released through the Local Plan process in this regard.

- 7.5 In relation to Stage 4b, the draft Methodology proposed this stage would be an assessment of how release of Green Belt land remaining in the Study may assist or conflict with delivery of Knowsley's emerging Core Strategy<sup>48</sup> Strategic Objectives. As the draft Study developed it became apparent that it would be beneficial to carry out this assessment as the last stage of the Study.
- 7.6 However, following the consultation on the draft study it became clear that it would be more appropriate to undertake this stage once further evidence base assessments had been completed. These evidence base assessments focused on issues such as transport feasibility, flood risk and Sustainability Appraisal, and specifically examined the locations suggested by the Green Belt Study and a number of "alternative" Green Belt locations put forward by various developers and/or landowners for consideration during the consultation process. This allowed further information relating to previously unidentified constraints, secondary impacts, and the SA/SEA to be considered alongside the assessment against the Core Strategy's 9 Strategic Objectives. Therefore, this stage is now undertaken as part of the Green Belt Technical Report. This change to the methodology has allowed the Council to select the most appropriate and sustainable Green Belt locations for release as part of the Local Plan.
- 7.7 The draft Methodology outlined that Stage 4c would involve calculating the net development capacity for each of the remaining parcels. This Stage has been retained in the Study. However, due to the changes to the methodology included within the revised Stage 4b, the assessment of boundary strength and identification of parts and / or groups of parcels as Green Belt "Areas", Stage 4c now focuses on the revised Green Belt "Areas" rather than "Parcels".

#### *Revised methodology for Stage 4*

- 7.8 In light of the changes to the draft Methodology outlined above, the Methodology adopted for Stage 4 included three key tasks:
- **Stage 4a** – Assessment of relevant Local Plan evidence base studies and overview of how Green Belt release could meet identified needs
  - **Stage 4b** – Assessment of boundary strength of remaining parcels and parts of parcels, grouping or sub-dividing the remaining parcels where necessary to form logical "Areas" for potential Green Belt release
  - **Stage 4c** – Assessment of indicative development capacities of remaining Green Belt areas
- 7.9 The detailed methodology and results of each stage are listed below.

#### **Stage 4a – Assessment of relevant Local Plan evidence base studies and overview of how Green Belt release could meet identified needs.**

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<sup>48</sup> Knowsley LDF Core Strategy "Preferred Options" Report (Knowsley Council, 2011)

- 7.10 Knowsley's requirements for housing and employment development are set out in the Core Strategy. The requirements in relation to housing and employment development until 2028 are, **8100** dwellings (i.e. 450 p.a.) and between **31.9** hectares of employment land respectively. The information has been used as the basis for the assumptions in Table 11.
- 7.11 The availability of land suitable for meeting Knowsley's development requirements for housing and employment development are outlined in the Strategic Housing Land Availability Assessment and Joint Employment Land and Premises Study. Both studies conclude, to varying degrees, that there is not enough available land within the urban area that could meet development needs until 2028.
- 7.12 The requirements for new development are evidenced by Technical Reports relating to housing<sup>49</sup> and employment<sup>50</sup> growth. The reports identify the scale of change and growth which are required within the Core Strategy plan period to 2028 and beyond.
- 7.13 In meeting the requirements for residential and employment land the Council has explored the scope for neighbouring authorities to meet some of the surplus that cannot be met within Knowsley's existing urban area. The "Overview Study"<sup>51</sup> concluded that while in headline terms it was possible for the City Region as a whole to meet its development requirements, more localised shortages (including those within Knowsley) could not realistically be fully met by neighbouring authorities. Therefore, this Study assumes that the shortfall of land up to 2028 will be wholly met within Knowsley's Green Belt.
- 7.14 The Council has also commissioned a Strategic Housing Market Assessment (SHMA)<sup>52</sup> which examined the need for affordable and market housing within the Borough. The SHMA clearly demonstrates that there is a significant shortfall of affordable housing units, varying in property size, in all of the Borough's townships. The largest shortfalls of affordable dwellings are in South Huyton, South Kirkby, Prescot, Whiston and Knowsley Village. Although this information has not directly fed into Table 11, it provides useful contextual information to inform and frame the assessment within the Green Belt Technical Report and Sustainability Appraisal of Green Belt Locations.
- 7.15 The information in Table 11 allows the Study to consider the emerging requirements for housing and employment development in each township area. The simplified model has been created which calculates pro-rata split of housing provision for each of Knowsley's sub-areas (i.e. township areas). This is based on:

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<sup>49</sup> Technical report: "Planning for Housing Growth in Knowsley" (Knowsley Council, 2012)

<sup>50</sup> Technical report: "Planning for Employment Growth in Knowsley" (Knowsley Council, 2012)

<sup>51</sup> The Liverpool City Region Housing and Economic Development Evidence Base Overview Study (GVA Grimley, 2011)

<sup>52</sup> Knowsley Strategic Housing Market Assessment (DCA, 2010)



- The size of the settlement area and the proportion of Knowsley’s population which resides in the area; and
- The availability of land for development in that settlement area (utilising SHLAA information).

7.16 Based on a pro-rata assessment, the requirements of each township area are set out in the “requirements (2010-2028)” column in Table 11. The “total urban supply” column sets out the available land supply based on the results of the SHLAA and JELPS.

7.17 This has been used to provide an initial guide to the amount of development required if each area is to meet its own needs on a pro-rata basis. The final column sets out the need that cannot be met in the urban areas, and would therefore need to be met from ‘broad locations’ identified in the Green Belt.

**Table 11: Anticipated Borough-wide and Township, Housing and Employment Requirements to 2028**

Area	Population (2008)	% Township Split	Requirement (2010 – 2028) <sup>53</sup>	Total Urban Supply	Shortfall to be accommodated in the Green Belt up to 2028
Housing Requirements (dwellings)					
<b>Huyton</b>	57723	38.56	3123	2745	-378
<b>Kirkby</b>	41542	27.75	2248	1258	-990
<b>PWCKV</b> <sup>54</sup>	28877	19.29	1562	1382	-180
<b>Halewood</b>	21569	14.41	1167	608	-559
<b>Borough-wide TOTAL</b>	149711	100.00	8100	5993	<b>-2107</b>
Employment Requirements (ha)					
<b>Borough-wide TOTAL</b>	-	-	183.5	151.6	<b>31.9</b>

7.18 Table 11 shows that the Borough as a whole has a residual need for just over **2,100** dwellings within the Green Belt. This Borough-wide need equates to approximately 80 hectares of Green Belt land, assuming development is delivered at 35 dwellings/ha and not taking account of the potential requirement for infrastructure, such as public open space, to be delivered on-site.

7.19 At the township level, Table 11 shows there is a somewhat unbalanced residual need for housing land in the Green Belt if each township is to provide its pro-rata share of the Borough-wide housing requirement. The need for housing land within the Green Belt ranges between approximately 200 – 1,000

<sup>53</sup> In the case of housing requirements for each township, assumes a “pro-rata” distribution of development based on Borough-wide requirements and existing population size.

<sup>54</sup> Related to the area of Prescot, Whiston, Cronton and Knowsley Village

dwellings each township areas. These results are merely a function of the existing settlement size and availability of development sites within the urban area. However, they illustrate that, using this calculation method, Prescot, Whiston and Cronton and Knowsley Village and Huyton are comparatively well served by supply within the urban area, consisting of allocated housing and regeneration priorities, and potential development sites identified by the SHLAA.

- 7.20 The target for employment land is outlined in the Core Strategy at 183.5 hectares to 2028. The target is underpinned by evidence in the JELPS and subsequent employment Technical Report<sup>55</sup>. Comparing the plan period target to existing supply results in a deficit of **31.9 ha**.
- 7.21 Knowsley's JELPS first identified a potential shortfall in suitable employment land. In meeting this shortage the study suggested the Council should investigate regeneration and remodelling opportunities within Knowsley Industrial and Business Parks. The Council commissioned a feasibility study<sup>56</sup> in 2010 which concluded that opportunities for remodelling do exist within the Park. This study has supported the policy approach outlined in the Core Strategy.
- 7.22 In addition to regeneration opportunities in the urban area, JELPS highlighted three Green Belt locations which were worthy of further investigation by the Council. These were (broadly applicable Green Belt parcel numbers for each location are shown in brackets):
- Land at Knowsley Lane, Huyton (K030);
  - Land south of Knowsley Industrial Park (K018);
  - Land south of Whiston (predominately K048 & K052); and
  - Cronton Colliery (K058).
- 7.23 Of the parcels mentioned in the JELPS, the area of Land south of Whiston and Land at Knowsley Lane are still within the Study at this stage and will be assessed in detail at the subsequent stages. However, land south of Knowsley Industrial Park (KIP) and Cronton Colliery were excluded at Stage 2 due to being within an 'Essential Gap' and 'Not Contained' by the urban area respectively.
- 7.24 In order for the Study to be robust, there is a requirement to explore all viable options within the Core Strategy process and give proper consideration to the recommendations of other Local Plan evidence base studies. Therefore, there is a need to revisit the assessment and relative merits of these parcels at this stage.
- 7.25 Land to the south of KIP, within Parcel K018, was identified as being within an Essential Gap (EG) at Stage 2. The EG exists between a number of settlements. Firstly there is an EG of less than 200 metres in places, between Knowsley Village and the south of Kirkby / Knowsley Industrial Estate.

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<sup>55</sup> Technical Report: "Planning for Employment Growth in Knowsley" (Knowsley Council, 2012)

<sup>56</sup> Delivering a New Future for Knowsley Industrial Park: Strategy Framework (DTZ, Arup and Taylor Young, 2010)

Secondly, there is also an EG between Knowsley Village and Kirkby in relation to Croxteth to the west. This area of land is therefore critical in providing separation between these three settlements. Furthermore, the north of the Parcel K018 is partly within the setting of Knowsley Village Conservation Area. Therefore, development within this area has the potential to have a negative effect on the settling of the Conservation Area and the role and function of the EG within this locality. Thus this parcel will not be brought back into the study at this stage.

- 7.26 In the context of Cronton Colliery (K058), this parcel was excluded at Stage 2 as it was “Not Contained” (NC) by the urban area. However, the parcel was not identified as falling within and EG. At this stage land to the south of Whiston (parcels K048 and K042) to the north of Cronton Colliery is still in the Study. In the event land to the south of Whiston is considered as an urban extension by the Local Plan, Cronton Colliery may be partially contiguous with the urban area, albeit with the M62 and parcel K057 running between the two locations. The site could therefore act as a logical latter phase to this urban extension.
- 7.27 Parcel K057, to the north of Cronton Colliery was excluded from the Study at Stage 2. The potential to bring this parcel back into the Study, in order to form a logical and clearly defined urban extension including land to the south of Whiston and Cronton colliery, will be assessed at Stage 4b.
- 7.28 The JELPS highlighted the assessment of Cronton Colliery within the earlier, Mersey Belt Study<sup>57</sup> in stating that the site offered potential to be developed for employment purposes, subject to release from the Green Belt and resolving potential public transport issues.
- 7.29 The majority of the 40 hectare colliery site, due to its former use, is classified as brownfield land. The site has been highlighted by earlier employment land assessments, owing to its strategic location adjacent to the M67 / M62 interchange “Tarbock Island”. This locational advantage, combined with the site’s scale make the site a highly attractive, marketable site with the potential to deliver benefits to the Borough, in the context of employment land delivery and job creation.
- 7.30 Since completion of the Mersey Belt Study in 2002, further developer interest in this location (and adjacent land) has reaffirmed the site’s potential.
- 7.31 Although the site is not currently adjoining the urban area, sustainable transport connectivity (walking and cycling) could be achieved via the existing road network and disused mineral railway line linking the parcel with parcels K048 and K052 and the urban area of Prescott and Whiston to the north.
- 7.32 Furthermore, allowing Cronton Colliery (K058) to be included in the study at this stage, allows a more detailed assessment to take place within Stage 4, including an assessment of the potential development capacity of the site. Further work has been undertaken within the Green Belt Technical Report to identify how sustainable the development of this location may be and how

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<sup>57</sup> Mersey Belt Study (North West Development Agency, 2002)

the former colliery may assist in delivery of the Strategic Objectives within the Core Strategy.

- 7.33 Following the assessment at Stage 4a, a number of parcels were identified that did not have the ability to meet the identified needs within Knowsley's townships, i.e. they were not physically adjoining one of the Borough's township areas and able to make use of existing infrastructure. Although the development of these parcels in isolation may not undermine national Green Belt policy, they do not have the potential to effectively contribute towards Knowsley's development needs in the most sustainable manner. Therefore, the following parcels have been excluded from the assessment at Stage 4a, K006, K072, K075, K077, K084 and K087.
- 7.34 **The parcels affected by the assessment at Stage 4a are listed in the Table 12:**

**Table 12: Schedule of Parcels Discarded or Brought back into the Study at Stage 4a**

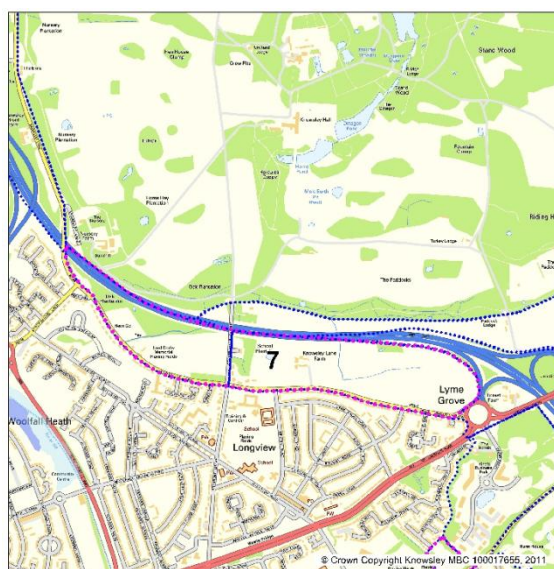
<b>Parcel No.</b>	<b>Location</b>	<b>Status of Parcel</b>
K006	Former Playing Field, Aintree Road, Fazakerley	Discarded
K058	Cronton Colliery	Included in the Assessment
K072	Land bounded by Cronton Road, Chapel Lane, Alder Lane and Stockwell Road, Cronton	Discarded
K075	Recreation Ground, Chapel Lane, Cronton	Discarded
K077	Land bounded by Stockwell Road, Cross Hilllocks Lane and Netherley Road, Widnes	Discarded
K084	Land bounded by Netherley Road, A5300 and Liverpool – Manchester railway line, Widnes	Discarded
K087	Land bounded by Liverpool – Manchester railway line, A5300 and Speke Road, Widnes	Discarded

**Stage 4b – Assessment of boundary strength of remaining parcels and parts of parcels, grouping or sub-dividing the remaining parcels where necessary to form logical “areas” for potential Green Belt release**

- 7.35 Several of the parcels remaining in the Study at this stage, are only suitable in part for development. This is primarily due to varying levels of constraints identified at Stage 3a. Where prohibitive constraints have been identified, it has resulted in parts of parcels remaining in the Study. The assessment at Stage 2, primarily the identification of “Essential Gaps”, has also resulted in parts of parcels remaining in the Study. In some cases this has resulted in parcels, or parts of parcels which although adjoining the urban area, have weak boundaries in places.

- 7.36 Furthermore, it has now become clear that in some areas groups of parcels remain in the study, which if released in isolation would not contribute to defining a clear and robust new Green Belt boundary. In some cases this is due to the presence of a weak boundary, such as a field boundary or minor road, between two adjoining parcels.
- 7.37 This is demonstrated in Plan 9, showing Parcels K027 and K030 to the north of Huyton. The parcels have a weak boundary between them, and a clear, logical boundary to the north provided by the M57. Therefore releasing either parcel in isolation would result in an illogical new Green Belt Boundary. For the subsequent stages of the Study, these parcels have been appraised as one Green Belt “area”<sup>58</sup>.
- 7.38 As a result, at this stage of the Study there is a clear need to re-appraise the boundary strength of the remaining parcels, with the aim of identifying areas that will contribute to creating a logical Green Belt boundary.
- 7.39 In some cases, the logical areas for Green Belt release include parcels excluded from the Study at previous stages. It is expected that where this is the case, the parcel in question will be subsumed into the wider Green Belt area, although there is likely to be little or no prospect of development coming forward within these parcels. This is likely to be due to prohibitive constraint or the existing land use. Subsumed parcels are shown in (brackets) within Table 11 and shown in grey within the plans in Appendix 3 “Green Belt Area Pro-formas”.
- 7.40 A pro-forma for each Green Belt Area (referenced as KGBS 1 – 20) assessed in the final stage of the Study, (Stage 4c) can be found in Appendix 3.

### Plan 9 – Parcels K0027 and K030 Showing grouping of parcels into broader Green Belt Area (KGBS 7)



<sup>58</sup> In this example, “KGBS 7: Knowsley Lane, Huyton”

7.41 A number of parcels either already had clear and robust boundaries and/or were alongside no other parcels remaining in the Study at Stage 4. In these cases the parcel in question is referenced for consistency with the other Green Belt locations.

7.42 These parcels are listed in Table 13:

**Table 13: Schedule of Parcels that could not be grouped or subdivided at Stage 4b**

<b>Area No.</b>	<b>Parcel No.</b>	<b>Location</b>	<b>Assessment of boundary strength and Justification for grouping (where applicable)</b>
KGBS 1	K001	Bank Lane, Kirkby	Grouping and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study
KGBS 2	K003	Land at Eastfield Walk, Kirkby	Grouping and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study
KGB 3	K004	Land at Boundary Lane, to the east of KIP	Grouping of Parcel K004 was not appropriate as the adjacent parcels to the south, have clear boundaries which would be undermined by grouping with this parcel, due to the weak boundaries on the eastern side of the parcel.
KGBS 5	K020	Land at Pinfold Lane, Knowsley Village	Grouping and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study
KGBS 9	K033	Recreation Ground, Two Butt Lane, Whiston	Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study
KGBS 10	K036	Carr Lane, Prescot	Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study
KGBS 11	K037	Kings Business Park, Huyton	Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study
KGBS 16	K056	Edenhurst Avenue, Huyton	Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study

7.43 A summary of the re-assessment of boundary strength at Stage 4b and resultant grouping of parcels, where appropriate, is shown in Table 14.

**Table 14: Schedule of Parcels Grouped or Subdivided into “Areas” at Stage 4b**

Area No.	Parcel(s) Included within Green Belt “Area” <sup>59</sup>	Location	Assessment of boundary strength and Justification for grouping (where applicable)
KGBS 4	K010 K012 (K007)	East of Knowsley Industrial and Business Parks	<p>The existing GB boundary to the west of the parcel is consistent, clearly defined by the extent of KIP and road network. The potential boundary, following Knowsley, Hewitts and Mollys Lane is considered to be sufficient to contain development.</p> <p>To release either parcel in isolation would undermine the consistency of the Green Belt boundary in this area and containment of build development. Grouping the parcels would result in a consistent Green Belt boundary in this area.</p>
KGBS 6	K019 K021 K023	Land at Knowsley Village	<p>The existing Green Belt boundary is clearly defined by residential development and highway network. The potential boundary following the tree line and boundary wall of Knowsley Hall Estate would also clearly define the extent of the Green Belt and provide physical containment.</p> <p>To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.</p>
KGBS 7	K027 K030	Knowsley Lane, Huyton	<p>The existing Green Belt boundary is clearly defined by residential development and Knowsley Lane to the south. The potential boundary following the M57 to the north of the parcels would also clearly define the extent of the Green Belt and provide physical containment.</p> <p>Due to the weak and poorly defined boundary between the parcels, to release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.</p>
KGBS 8	K029	Land bound by	The existing Green Belt boundary is clearly defined by residential development

<sup>59</sup> The Green Belt parcels discarded by the Study at a previous stage and “subsumed” into Green Belt “Areas” at Stage 4b are shown in brackets.

	(K031)	A58, Prescott	<p>and Liverpool Road to the south. However, some detailed boundary changes on the eastern side of the location would improve the consistency of the boundary. These are identified by the Detailed Boundary Review. The potential boundary following the A58 to the north and west of the parcels would also clearly define the extent of the Green Belt and provide containment.</p> <p>To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.</p>
KGBS 12	K039	Stadt Moers Park (north east), Prescott	<p>This parcel was split due to the presence of an “Essential Gap”. The developable area does not have a physical boundary on the western side. Development in this parcel could therefore lack containment.</p> <p>Grouping was not required as there are no adjacent parcels remaining in the Study.</p>
KGBS 13	K041	Stadt Moers Park (southern tip), Prescott	<p>This parcel was split due the presence of an “Essential Gap”. The developable area has a clear boundary on the north and western sides. Development in this parcel could therefore be contained.</p> <p>Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study.</p>
KGBS 14	K045 K048 K052 K053 (K044) (K049) (K051)	South of Whiston	<p>The existing Green Belt boundary is inconsistently defined by residential development, open space and industrial development which encroaches into the Green Belt in places. The potential boundary following the M62 to the south and Fox's Bank Lane to the east clearly defines the extent of the Green Belt and provides containment.</p> <p>To release any of these parcels in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.</p>
KGBS 15	K047	Bowring Park, Huyton	<p>This parcel was split due the presence of an “Essential Gap”. The developable area does not have a physical boundary on the western side. Development in this</p>



			<p>parcel could therefore lack containment.</p> <p>Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study.</p>
KGBS 17	K057 K058	Cronton Colliery (and land south of M62)	<p>The boundary between the parcels is weak, being defined by a narrow tree line or low wall in places. Neither parcel could logically be developed in isolation and physically contain development. The combined parcels are well contained by the existing highway infrastructure and would prevent further encroachment into the Green Belt.</p> <p>Grouping the parcels allows for clearly defined boundaries, utilising the M62, Foxes Bank Lane and Cronton Road.</p>
KGBS 18	K060 K061	Land to the north of Cronton Village	<p>The existing Green Belt boundary is clearly defined by the extent of the urban area. The remaining parcels could be developed in order to "round off" the existing building line. However, the potential new Green Belt boundary would be weak as there are no physical features which could provide containment. Therefore, the remainder of the Green Belt in this location would be vulnerable to further encroachment.</p> <p>To release either parcel in isolation would undermine the containment of build development within this area. However, grouping the parcels also results in a poorly defined Green Belt boundary in this area.</p>
KGBS 19	(K085) K086	East of Halewood (north)	<p>The existing Green Belt boundary is inconsistently defined by residential development which encroaches into the Green Belt in places (within Parcel K085). The potential boundary, following Ditton Brook and to the east and also Greenbridge Lane to the north clearly defines the extent of the Green Belt and provides containment. Furthermore, the boundary adjacent to Ditton Brook is likely to be reinforced by the need to provide adequate flood storage areas and/or protection between the extent of the build up area and the remainder of the Green Belt.</p> <p>To release either parcel in isolation would undermine the containment of built</p>

			development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.
KGBS 20	K089 K095	East of Halewood (south)	<p>The existing Green Belt boundary is inconsistently defined by Baileys Lane and development which encroaches into the Green Belt in places. The potential boundary, following Finch Lane and Lower Road to the east would clearly define the extent of the Green Belt and provide physical containment.</p> <p>To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.</p>

**Stage 4c –Assessment of indicative development capacities and potential future uses of remaining Green Belt areas**

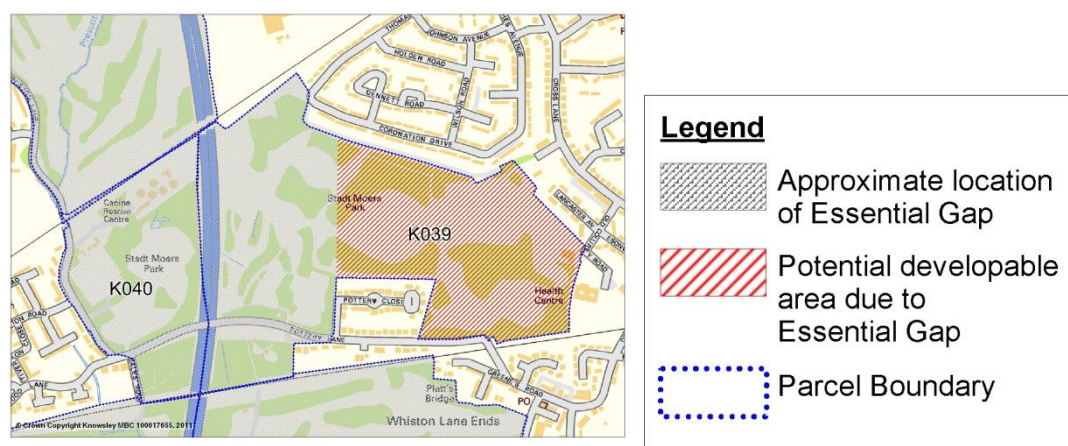
- 7.44 At Stage 2, parcels were retained in the Study for further appraisal if they were partly in an Essential Gap, or were in a Narrow or Wide Gap. However, the Study did not indicate whether development could be accommodated at either one or both sides of the gap without harming the integrity of the gap.
- 7.45 Parcels were also assessed at Stage 2 to ascertain whether they were well-contained by an urban area, or only partly contained. These parcels contained land on the edge of the urban areas (& villages). Parcels that were not contained were discarded from the Study for further consideration.
- 7.46 It is necessary to determine where within an Essential Gap development should occur. The fact that a parcel is well-contained or is only partly contained becomes less relevant if the Essential Gap analysis (to prevent neighbouring towns from merging) has determined that only part of the parcel may be developed in order to maintain an Essential Gap between settlements. This becomes more relevant where the whole of a parcel is considered as having potential for development, as it will determine the extent of new strong boundaries that will need to be created to prevent the development from sprawling out further into the open countryside.
- 7.47 At Stage 3a, constraints that may influence where development can take place within a parcel were identified. Areas of land containing “Prohibitive” constraints such as Historic Parks and Gardens and cemeteries have not been included in the calculations for development capacities. In the case of Local Wildlife Sites, where the natural resource is either a woodland or water body it has been assumed that this area will not be able to accommodate development.
- 7.48 A number of parcels also contain uses such as parks, playing fields and other recreational assets. For the purpose of this Study, it is assumed that they will remain in their current uses. Where a use such as a recreational area or playing field only occupies part of the parcel, there may be scope to relocate this use elsewhere within the parcel. This may be more likely if part of the parcel is severely affected by constraints and is consequently not suitable for development, compared to the area where the use that could be relocated is currently sited. In a similar way to how it deals with the weight to be given to different constraints, the Core Strategy will also have to determine whether any of these uses should remain where they are. If it is decided that the facility could be relocated, the Core Strategy will also have to set out the method for ensuring that the facility is relocated in the local area.
- 7.49 For parcels that contain land that is at risk of flooding. The NPPF states that in areas at risk of river or sea flooding, preference should be given to locating new development in Flood Zone 1. If there is no reasonably available site in Flood Zone 1, the flood vulnerability of the proposed development can be taken into account in locating development in Flood Zone 2 and then Flood Zone 3. Within each Flood Zone new development should be directed to sites at the lowest probability of flooding from all sources.

- 7.50 These considerations will apply where the majority of the parcel is in Flood Zone 3a. Parcels containing land in Flood Zone 3a are sequentially more suitable for employment uses than many other built uses, unless the Sequential Test set out in the NPPF has been applied and it has been concluded that the site should be developed for a more vulnerable use such as housing. The Study takes a precautionary approach when identifying the developable area by excluding areas at “Moderate Risk”<sup>60</sup> or above (as identified by the SFRA Level 2). The areas excluded from the developable area are broadly equivalent to the Environment Agency Flood Zones 2 and 3a/b. In the event an area of Green Belt land is released for development a site-specific Flood Risk Assessment (FRA) will identify the appropriate land use, scale and location of development in line with the Sequential and Exceptions Tests, as appropriate.

*Notional capacity of remaining Green Belt areas*

- 7.51 Taking the results of Stages 2 and 3 into account allows the net developable area to be determined. Therefore excluding areas which are subject to “prohibitive” constraints or are within an “Essential Gap” where development would have a detrimental impact on the separation of settlements. Plan 10 shows an example of how an “Essential Gap” has affected the developable area of a parcel.

**Plan 10: Example of limited developable area due to an “Essential Gap”**



- 7.52 For the remaining area, the calculations in Table 15 have been used to identify the actual area that would be available for residential development, taking into account the need for other supporting uses including open space, sustainable drainage and buffer planting (if appropriate). The assumptions used are the same as those used to inform the SHLAA assessment, which are derived from national guidance<sup>61</sup>. These are set out in Table 15:

<sup>60</sup> Areas of “Moderate Risk” are based on 0.1% AEP plus climate change extents (where available from detailed modelling) – As this defines the area of Moderate Risk, equivalent to Flood Zone 2 or Flood Zone 2 (where there is no detailed modelling available) – On the basis that this is the only available information on areas at Moderate Risk. See the SFRA (Level 2) for further information.

<sup>61</sup> Strategic Housing Land Availability Assessments: Practice Guidance (CLG, 2007)

**Table 15: Net developable area for residential development**

Gross developable area	Net developable area
Less than 0.4 hectares	100%
0.4 – 2 hectares	90%
2 – 5 hectares	75%
More than 5 hectares	75%

Source: Tapping the Potential (ODPM, 2000)

- 7.53 In order to assess the residential potential of each location, density multipliers have been applied to the applicable net developable area. A cautious approach has been adopted in order not to over-estimate the potential of sites. This equates to a benchmark density of 30 dwellings per hectare, unless site conditions suggest a high or lower density would be more suitable. This is consistent with the SHLAA, which uses a standard 30 dwellings per hectare (dpha) for most sites. In relation to Knowsley's parcels, the only variation from 30 dpha is where development may impact on a historic setting. Where this applied the proposed assumed density of residential development was reduced to 25dpha as a lower residential density may be more in keeping with the existing setting of an area. Table 16 highlights where this applies.
- 7.54 For employment development, the evidence base expresses identified need as a gross requirement in hectares, therefore once the findings of stages 2 and 3 been taken into account; no further calculations are required to assess the capacity of areas deemed to be solely suitable for employment development.
- 7.55 Once the extent of the developable area had been established for each area, the preferred use and notional capacity for each parcel was calculated to estimate the amount of new development that could be accommodated. This will then allow the potential capacities for each area to be calculated, to see how the total compares with the outstanding needs identified in the Core Strategy. It does not imply that any of the parcels will ultimately be considered for development as this depends not only on the Core Strategy's spatial strategy, but also on individual landowner's intentions.
- 7.56 Using the information gathered for each parcel at Stage 2 and 3a a summary of the constraints and other issues affecting the developability of each Green Belt area is shown in Table 16. Some areas are subject to constraints that have not influenced the calculation of capacity; therefore they have not been listed in the final column. Many areas within the Green Belt have varying amounts of tree cover. Large extents of trees / woodland that have been designated as a Local Wildlife Site (LWS) have been discounted from the developable area. In other cases, where the trees are sparse and limited in small areas of a parcel, it has been assumed they will be retained, and incorporated into the development area as part of the requirement for public open space.
- 7.57 The assumed developable area for each location is shown within the proforma for each Green Belt area in Appendix 3.
- 7.58 Table 16 also shows the preferred use for each Green Belt area. This has been determined following a broad assessment of the locality, looking specifically at potential un-neighbourly uses and surrounding land uses. Where either use may

be appropriate, the potential for “mixed use” has been suggested. Using the calculation method and assumptions discussed earlier, the residential density (where applicable) and the resultant notional capacity of each area is also contained within the table.

**Table 16: Potential land use and capacity of remaining areas at Stage 4c**

Area No.	Location	Preferred use(s)	Density (dpha) (where applic.)	Notional Capacity <sup>62</sup>	Suitability for Development (Partial or All)
KGBS 1	Bank Lane, Kirkby	Residential	30	131 dw	Partial – The northern fringe of this area is subject to Flood Zone 3. This section should only be considered for development as part of the sequential approach. A similar area is also designated as a LWS.  Additionally, there is also a Priority Habitat within the location.
KGBS 2	Land at Eastfield Walk, Kirkby	Residential	30	30 dw	Partial – limited area adjacent to M57 is not suitable for development due to motorway steep embankment, and the potential need for screening.
KGBS 3	Land at Boundary Lane, to the east of KIP	Employment	N/A	137 ha	All
KGBS 4	East of Knowsley Industrial and Business Parks	Employment	N/A	7.31 ha	Partial – Existing (electricity substation – K007) may need to be retained.
KGBS 5	Land at Pinfold Lane, Knowsley Village	Residential	25	60 dw	Partial – existing residential properties will need to be retained. Existing trees may also need to be retained.
KGBS 6	Land at Knowsley Village	Residential	25	1093 dw	All  Development within this location would result in the lost of a LWS and Priority

<sup>62</sup> dw = dwellings and ha = hectares.

					Habitat.
KGBS 7	Knowsley Lane, Huyton	Mixed <sup>63</sup>	30	252 dw and 11.2 ha	All Existing outdoor sports provision (within K027) may need to be retained.
KGBS 8	Land bound by A58, Prescot	Residential	30	133 dw	Partial – existing development within K031 has been excluded from the capacity calculations.
KGBS 9	Recreation Ground, Two Butt Lane, Whiston	Residential	30	110 dw	All, although existing outdoor sports provision may need to be retained.
KGBS 10	Carr Lane, Prescot	Employment	N/A	0-74 dw or 0-3.31 ha	All
KGBS 11	Kings Business Park, Huyton	Residential	30	60 dw	All
KGBS 12	Stadt Moers Park (north east), Prescot	Residential	30	340 dw	Partial – the western portion of the area, beyond existing development at Pottery Close is within an “Essential Gap”. This area has been excluded from the developable area.
KGBS 13	Stadt Moers Park (southern tip), Prescot	Residential	30	50 dw	Partial – A small area, at the southern tip of K041 is contained by LWS and water body could be developable without harming the “Essential Gap” within the remainder of the area.
KGBS 14	South of Whiston	Residential	30	1837 dw	Partial – LWS (K049), existing development (K051) and cemetery (K044) have been excluded from the capacity calculations.
KGBS	Bowring Park,	Residential	25	167 dw	Partial – the majority of K047 is within an



15	Huyton				“Essential Gap”, leaving a small developable area adjacent to Roby Road.
KGBS 16	Edenhurst Avenue, Huyton	Residential	30	86 dw	Partial – the north eastern corner of K056 has been included in the capacity calculations, the remainder of the parcel is within Flood Zone 3. This section should only be considered for development as part of the sequential approach.
KGBS 17	Cronton Colliery (and land south of M62)	Employment	N/A	26.5 ha	Partial – LWSs to the west of the area have been excluded from the developable area. Flood Zone 3 affects a limited area to the south; this section should only be considered for development as part of the sequential approach.  Existing proposals for a Country Park have been excluded from the developable area.
KGBS 18	Land to the north of Cronton Village	Residential	25	100 dw	Partial – limited developable area adjacent to Hall and Penny Lanes. The remainder of the area lacks containment.
KGBS 19	East of Halewood (north)	Residential	30	236 dw	Partial – existing development (K085) and areas of Flood Zone 3 (K085 and K086) have been excluded from the developable area. This section should only be considered for development as part of the sequential approach.
KGBS 20	East of Halewood (south)	Residential	30	888 dw	Partial – existing development to the south of K089 has been excluded from the developable area.  Additionally, Highfield School (and

					associated woodland / playing field) have been excluded from the developable area.
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## 8. Results and Recommendations

### *Introduction*

- 8.1 The purpose of this section of the Study is to outline, in the context of the information and analysis from the earlier sections, which areas of the Green Belt have been identified as having potential to meet Knowsley's development requirements to 2028 and beyond. The Core Strategy will determine the appropriate mix of uses and number of the Green Belt areas which are required over this period.

### *Results*

- 8.2 Using the information and analysis within the earlier sections of this Study, twelve Green Belt Areas have potential to meet Knowsley's development requirements. In total the areas have the potential to accommodate 5580 new dwellings and approximately 118 hectares of employment land. Whilst this is far more than is required to meet development needs up to 2027, it is important that excess capacity is provided to ensure sufficient flexibility in supply both during and after the Core Strategy plan period.
- 8.3 The Green Belt areas which have the greatest potential to accommodate development are listed in Table 19 and shown in Appendix 9.

**Table 19: Green Belt Areas that have the potential to meet Knowsley's development requirements**

<b>Area No.</b>	<b>Location</b>	<b>Preferred Use(s)</b>	<b>Notional Capacity</b>
KGBS 1	Bank Lane, of Kirkby	Residential	131 dwellings
KGBS 2	Land at Eastfield Walk, Kirkby	Residential	30 dwellings
KGBS 3	Land at Boundary Lane, to the east of KIP	Employment	137 hectares
KGBS 4	Land to the east of Knowsley Industrial and Business Parks	Employment	7.31 hectares
KGBS 5	Land at Pinfold Lane, Knowsley Village	Residential	60 dwellings
KGBS 6	Land at Knowsley Village	Residential	1093 dwellings
KGBS 7	Land at Knowsley Lane, Huyton	Mixed (employment and residential)	252 dwellings and 11.2 hectares
KGBS 8	Land bound by A58, Prescott	Residential	133 dwellings
KGBS 9	Recreation Ground, Two Butt Lane, Whiston	Residential	110 dwellings
KGBS 10	Carr Lane, Prescott	Residential or Employment	0-74 dwellings or 0-3.31 hectares

KGBS 11	Kings Business Park, Huyton	Residential	60 dwellings
KGBS 12	Stadt Moers Park (north east), Prescot	Residential	340 dwellings
KGBS 13	Stadt Moers Park (southern tip), Prescot	Residential	50 dwellings
KGBS 14	South of Whiston	Residential	1837 dwellings
KGBS 15	Bowring Park, Huyton	Residential	167 dwellings
KGBS 16	Edenhurst Avenue, Huyton	Residential	86 dwellings
KGBS 17	Cronton Colliery (and land south of M62)	Employment	26.5 hectares
KGBS 18	Land to the north of Cronton Village	Residential	100 dwellings
KGBS 19	East of Halewood (north)	Residential	236 dwellings
KGBS 20	East of Halewood (south)	Residential	888 dwellings

- 8.4 Knowsley's Borough-wide requirements for residential and employment development are established in the housing and employment technical papers, repeated in Table 11 "Anticipated Borough-wide and Township, Housing and Employment Requirements to 2028" earlier in this Study.
- 8.5 Using the information in Table 19, the development potential from areas within Knowsley's Green Belt is presented in relation to each township area, in relation to pro-rata development requirements. The information in Table 20 shows the spatial distribution of Green Belt land which is capable of accommodating development. This is for illustrative purposes only, as the Core Strategy will decide on the quantum of new development which is suitable for each of Knowsley's townships.

**Table 20: Potential capacity from Green Belt areas for each township area**

Area	Requirement (2010 – 2028) <sup>64</sup>	Total Urban Supply	Surplus / deficit of dwellings against pro rata target (up to 2028)	Potential Capacity Identified by the Study	Potential Surplus or Deficit up to 2028
<b>Housing Requirements</b>					
<b>Huyton</b>	3123	2745	- 378	565	187
<b>Kirkby</b>	2248	1258	-990	161	-829
<b>PWCKV</b> <sup>65</sup>	1562	1382	-180	3648-3722	3468 - 3542

<sup>64</sup> In the case of housing requirements for each township, assumes a "pro-rata" distribution of development based on Borough-wide requirements and existing population size.

<sup>65</sup> Relates to the areas of Prescot, Whiston, Cronton and Knowsley Village

<b>Halewood</b>	1167	608	-559	1124	565
<b>Borough-wide TOTAL</b>	8100	5993	-2107	5498-5572	3391 - 3465
<b>Employment Requirements</b>					
<b>Borough-wide TOTAL</b>	183.5 ha	151.6 ha	31.9 ha	182.01 – 185.32 ha	150.11 – 153.42 ha

- 8.6 Table 19 and 20 clearly show there is a significant surplus of development potential within the Green Belt when compared to the development requirements up 2028. Given the timescales the Study and the Core Strategy will be working to, there are likely to be a number of uncertainties over the rate at which development locations, including those within the existing urban area and the potential areas highlighted by this Study, will be delivered and their actual development capacity.
- 8.7 In developing the Study contact has been made with landowners, therefore in some cases the owner's intentions can be taken into account. However, there are still likely to be some uncertainties as some owners aspirations change over time.
- 8.8 Another uncertainty arrived from the varying levels of constraints affecting many of the identified areas. These include issues such as flood risk, agricultural land and Local Wildlife Sites. While these factors have been taken into account in calculating the development capacity, the calculations are only indicative and make broad assumptions about the likely impact of the constraints in question. The development potential of the areas will be refined through the site allocations process, and ultimately decided at planning application stage. This will be subject to ongoing monitoring throughout the plan period.
- 8.9 The surplus may also assist the Core Strategy in considering a timescale beyond the plan period, i.e. beyond 2028, by "safeguarding" land which is likely to be required for development after that date. This will be consistent with the aims of the NPPF, in reinforcing the permanence of the Green Belt by ensuring further incremental amendments to the Green Belt boundary are not required prior to 2028.

#### *Recommendations*

- 8.10 It is recommended that the Green Belt Areas listed in Table 19, be considered in the Sustainability Appraisal of Green Belt Locations and appraised to ascertain the contribution each could make towards the Spatial Strategy of the Core Strategy. This assessment will be undertaken by the Green Belt Technical Report.
- 8.11 It is also recommended that the Core Strategy consider appropriate mechanisms or "triggers" to govern the release of Green Belt land during the

plan period. This will need to ensure that land is released in a timely fashion, in order to maintain an adequate supply of housing and employment land, whilst ensuring the regeneration and other priorities of the Core Strategy and wider sub-region are not undermined.

- 8.12 In doing so, the Council will need to appraise in greater detail the likely deliverability of the Green Belt Areas recommended for consideration within this Study. This should include consultation within infrastructure providers, land owners and other stakeholders.



**For more information log on to**  
**[www.knowsley.gov.uk/LocalPlan](http://www.knowsley.gov.uk/LocalPlan)**

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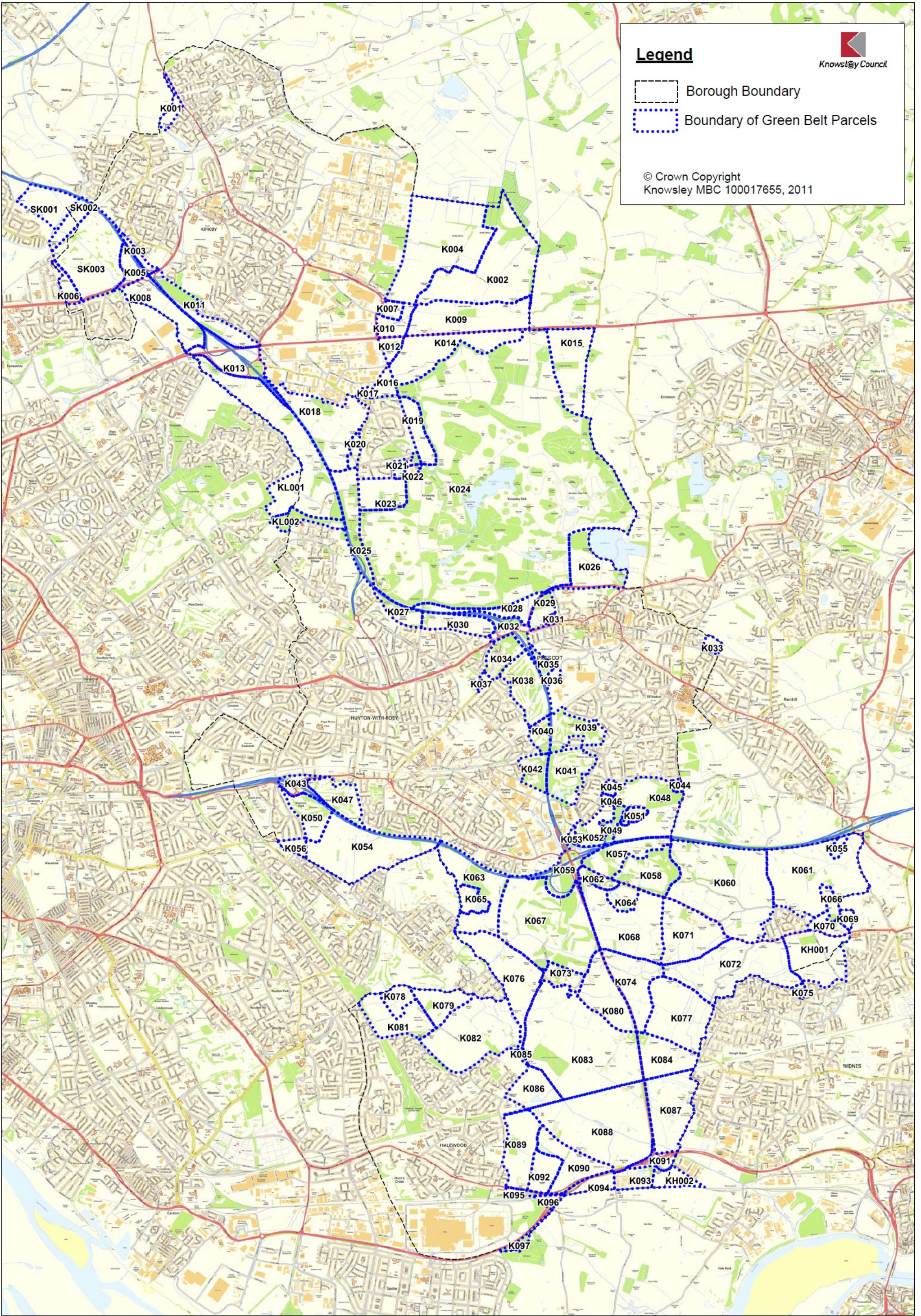
*Knowsley Council*



# **Knowsley and Sefton Green Belt Study**

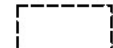

## **Appendix 1**

Borough-wide Plan Showing Green Belt Parcels



**Legend**



-  Borough Boundary
-  Boundary of Green Belt Parcels

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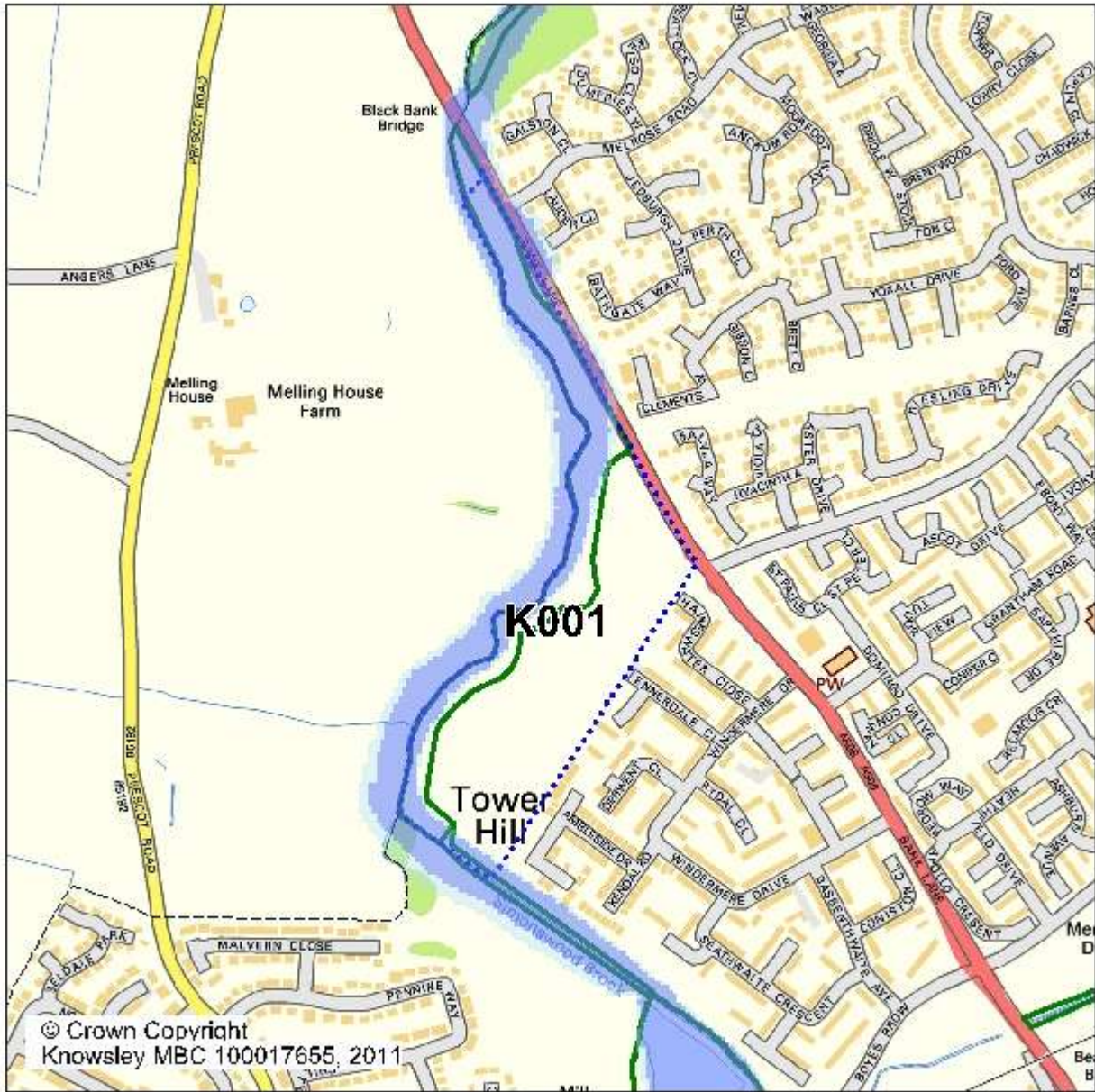
# Knowsley and Sefton Green Belt Study

## Appendix 2

Green Belt Parcel Summary Sheets (Stage 1 –  
4a)

# Parcel Analysis K001

Parcel ID	K001	Size (ha)	8.5
Description	Former Golf Driving Range, Bank Lane, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Contained to the south and east by urban area
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Kirkby and Maghull. Development within this parcel would not significantly reduce this gap.

# Parcel Analysis K001

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS). The northern portion of the parcel, subject to biological and flood risk constrains, also contains Grade 2 agricultural land.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	9
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K002

Parcel ID	K002	Size (ha)	129.84
Description	Land bounded by Cut Lane and Sandy Brow Lane, Kirkby		



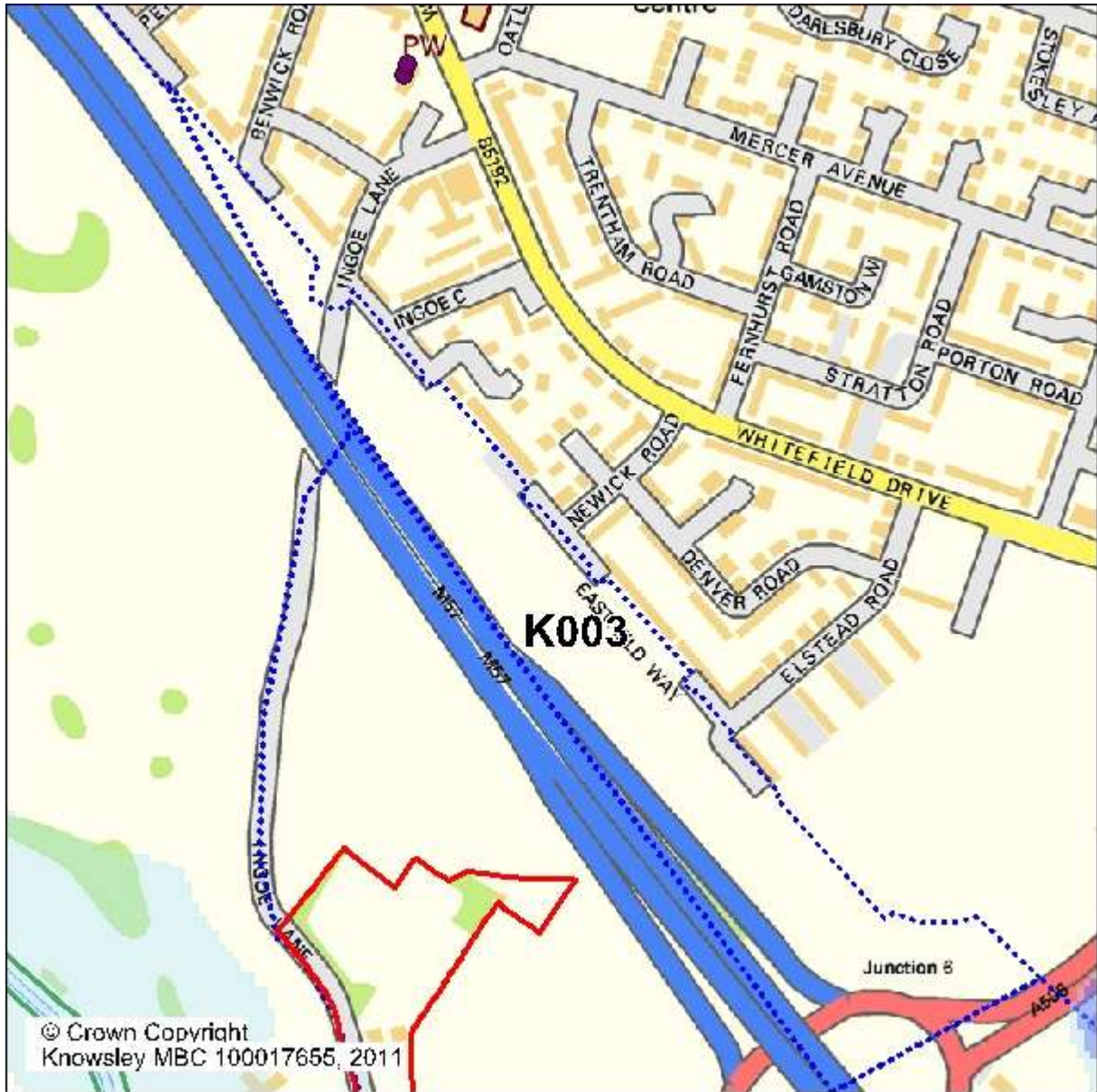
<b>Stage 1</b>			
Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
<b>Stage 2</b>			
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	Not contained by the urban area
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within a wide gap to the east of Kirkby and St Helens. Development within this parcel would not impact on the separation of these areas.

## Parcel Analysis K002

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	3
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K003

Parcel ID	K003	Size (ha)	6.54
Description	Land north east of Junction 6 M57, bounded by Eastfield Walk		



<b>Stage 1</b>			
Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
<b>Stage 2</b>			
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Contained to the south and west by M57 and north by the urban area
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within partially in an essential gap between Kirkby and Fazakerley. Development within this parcel would not significantly reduce this gap. This parcel is also with the setting for Ingoe Lane CA.

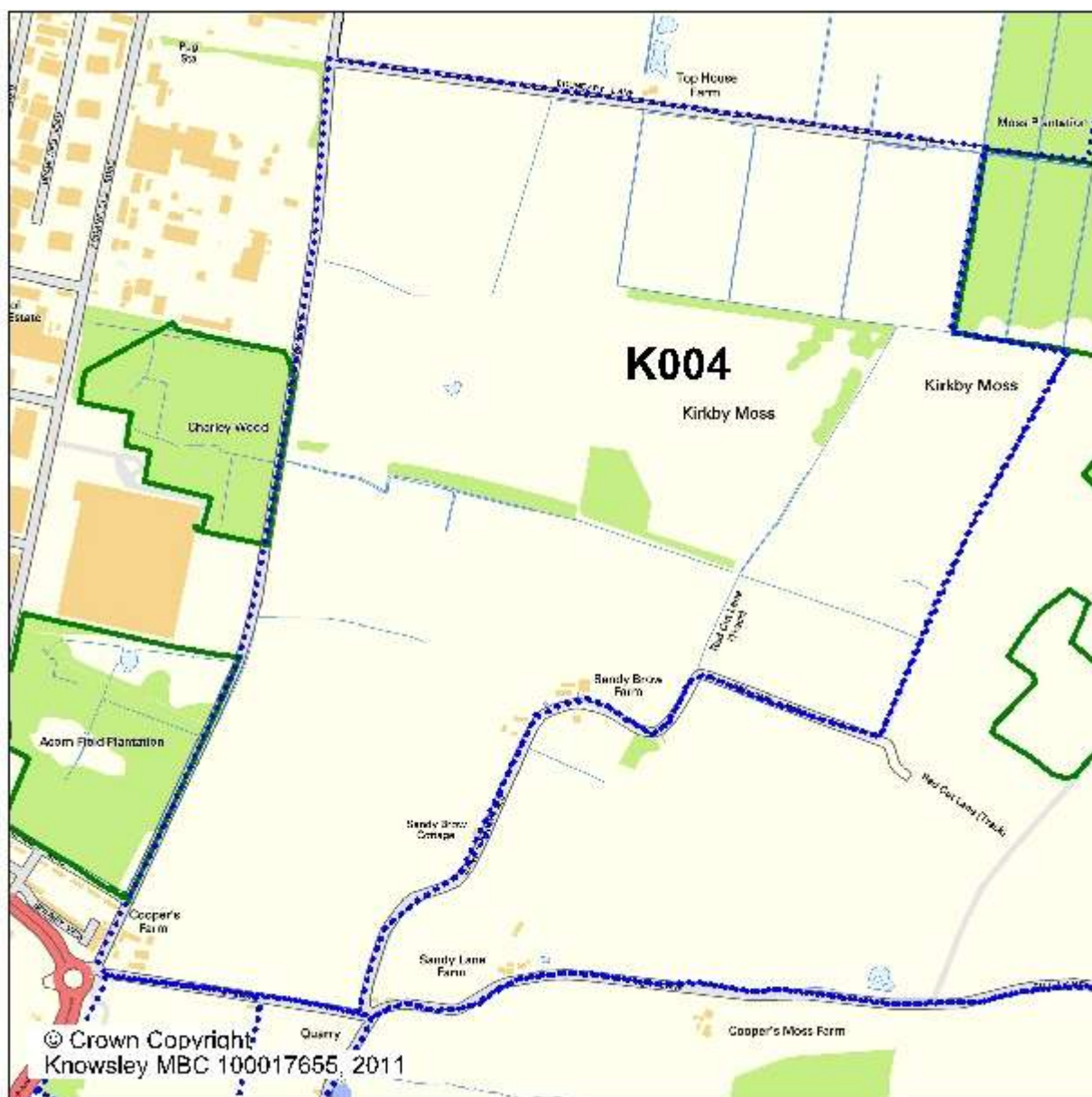


## Parcel Analysis K003

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K004

Parcel ID	K004	Size (ha)	136.74
Description	Land to the east of Knowsley Industrial Park bounded by Molly's Lane, Sandy Brow Lane, Boundary Lane and Coach Road, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Contained to west by urban area and small area on the north eastern corner by woodland. Remainder of parcel is poorly contained by farm tracks / minor roads
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap to the east of Kirkby and St Helens. Development within this parcel would not impact on the separation of these areas.

# Parcel Analysis K004

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	3
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K005

Parcel ID	K005	Size (ha)	13.95
Description	Land north west of Junction 6 M57 bounded by Ingoe Lane, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)	Removed at Stage 1	NO
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## Stage 2

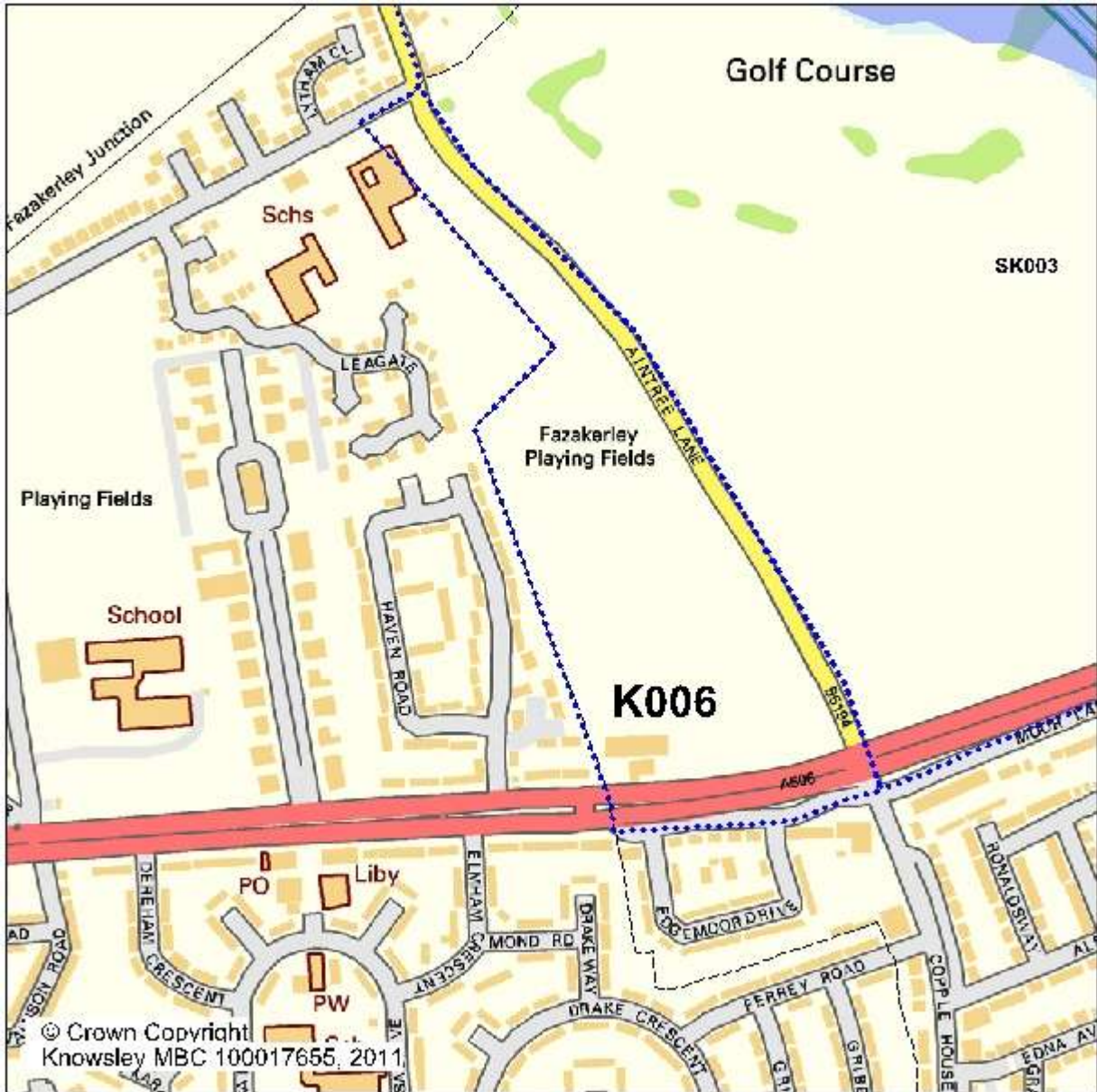
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	Parcel is not contained by the urban area. Contained to east and south by M57 and major road. Poorly contained to west by track / minor road.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	Parcel is wholly within setting for Ingoe Lane Conservation Area
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Kirkby and Fazakerley. Development within this parcel would significantly Parcel contains Ingoe Lane Conversation Area and setting, development in this parcel would have a significant adverse impact

## Parcel Analysis K005

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	Yes
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and should only be considered for future development as part of a sequential approach. The parcel also contains a Conservation Area and Listed Building.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC and EG		

# Parcel Analysis K006

Parcel ID	K006	Size (ha)	9.8
Description	Former Playing Field, Aintree Road, Fazakerley		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	West is contained by urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is partially within an essential gap. Opportunity to reinforce narrow separation between Kirkby and Liverpool, by use of stronger boundary along Aintree Lane opposed to weak boundary between school playing fields and associated school.

## Parcel Analysis K006

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is not classified as bmv agricultural land and is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K007

Parcel ID	K007	Size (ha)	7.04
Description	National Grid Substation, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is fully developed.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap to the east of Kirkby and St Helens. Development within this parcel would not impact on the separation of these areas.

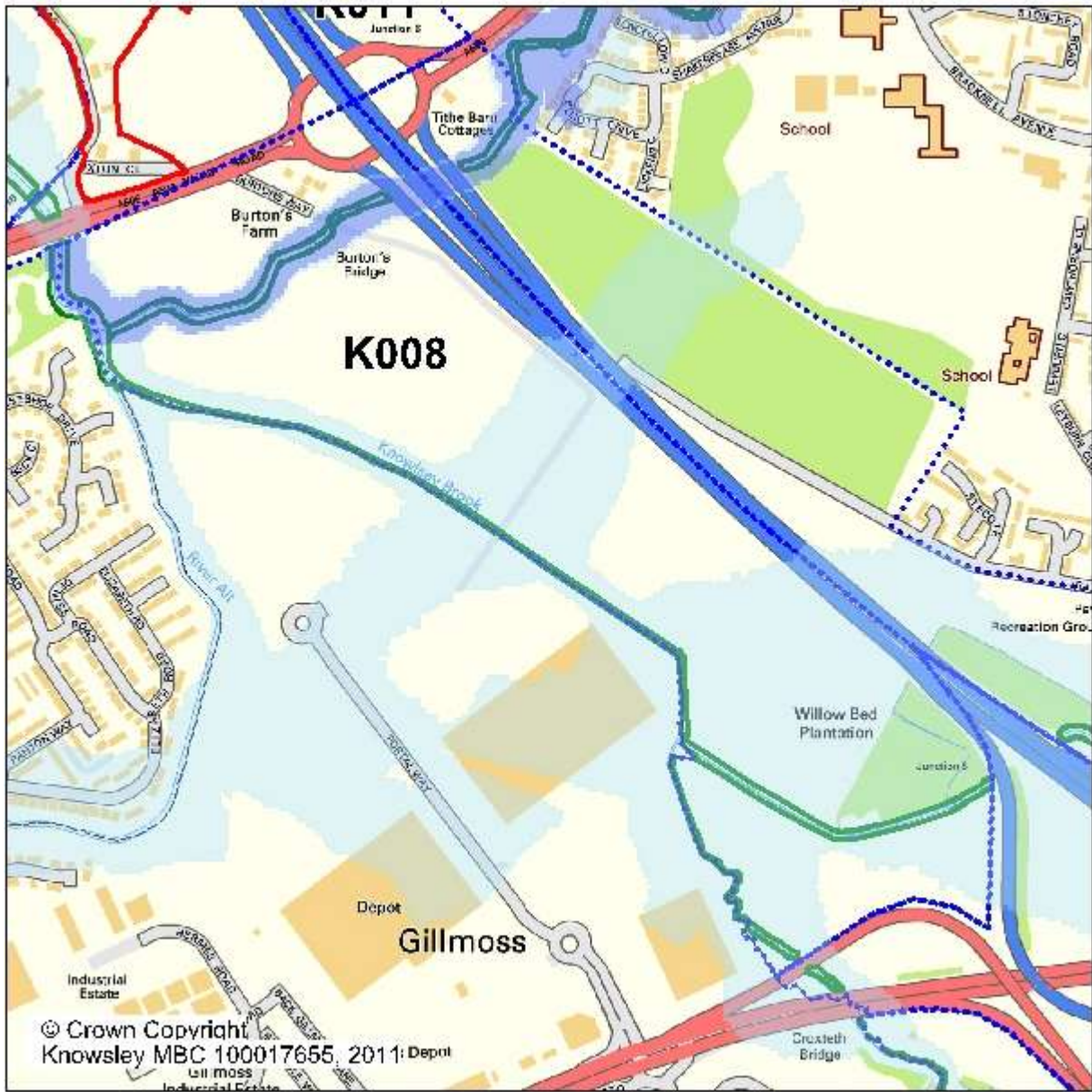


# Parcel Analysis K007

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K008

Parcel ID	K008	Size (ha)	41.21
Description	Land south west of Junction 6 M57, bounded by Knowsley Brook, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Contained by M57 to east and major roads to north and south. Existing and proposed development within Liverpool will provide containment to west.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap between Kirkby and Liverpool. Development within this parcel would significantly reduce this gap and potentially create a precedent for similar development on western site of M57

## Parcel Analysis K008

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K009

Parcel ID	K009	Size (ha)	74.67
Description	Land north of A580, bounded by Cut Lane, Hewitts Lane and Coach Road, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

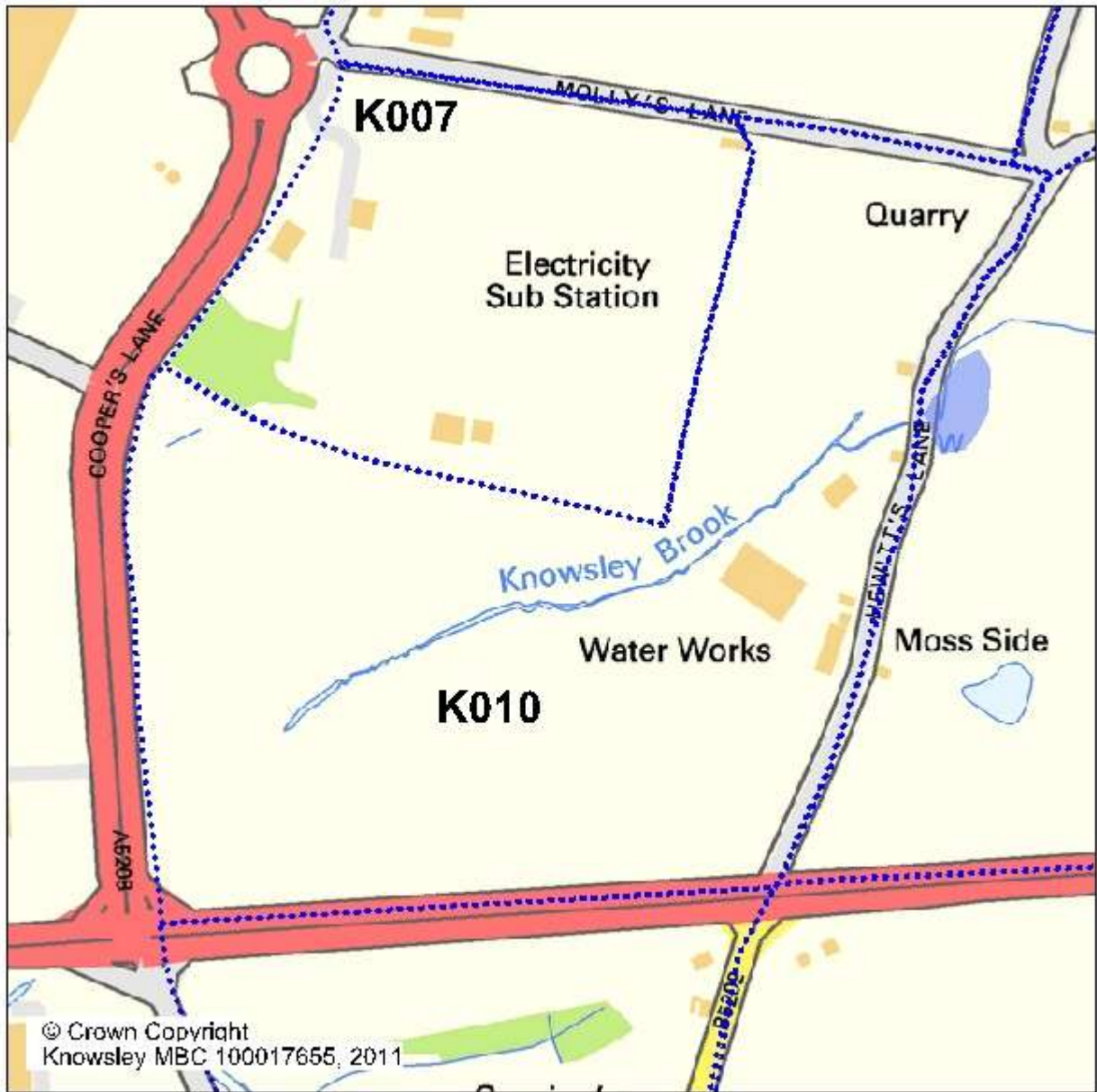
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	Parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap to the east of Kirkby and St Helens. Development within this parcel would not impact on the separation of these areas.

## Parcel Analysis K009

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K010

Parcel ID	K010	Size (ha)	15.58
Description	Land bounded by A580, Cooper's Lane, Molly's Lane and Hewitt's Lane, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

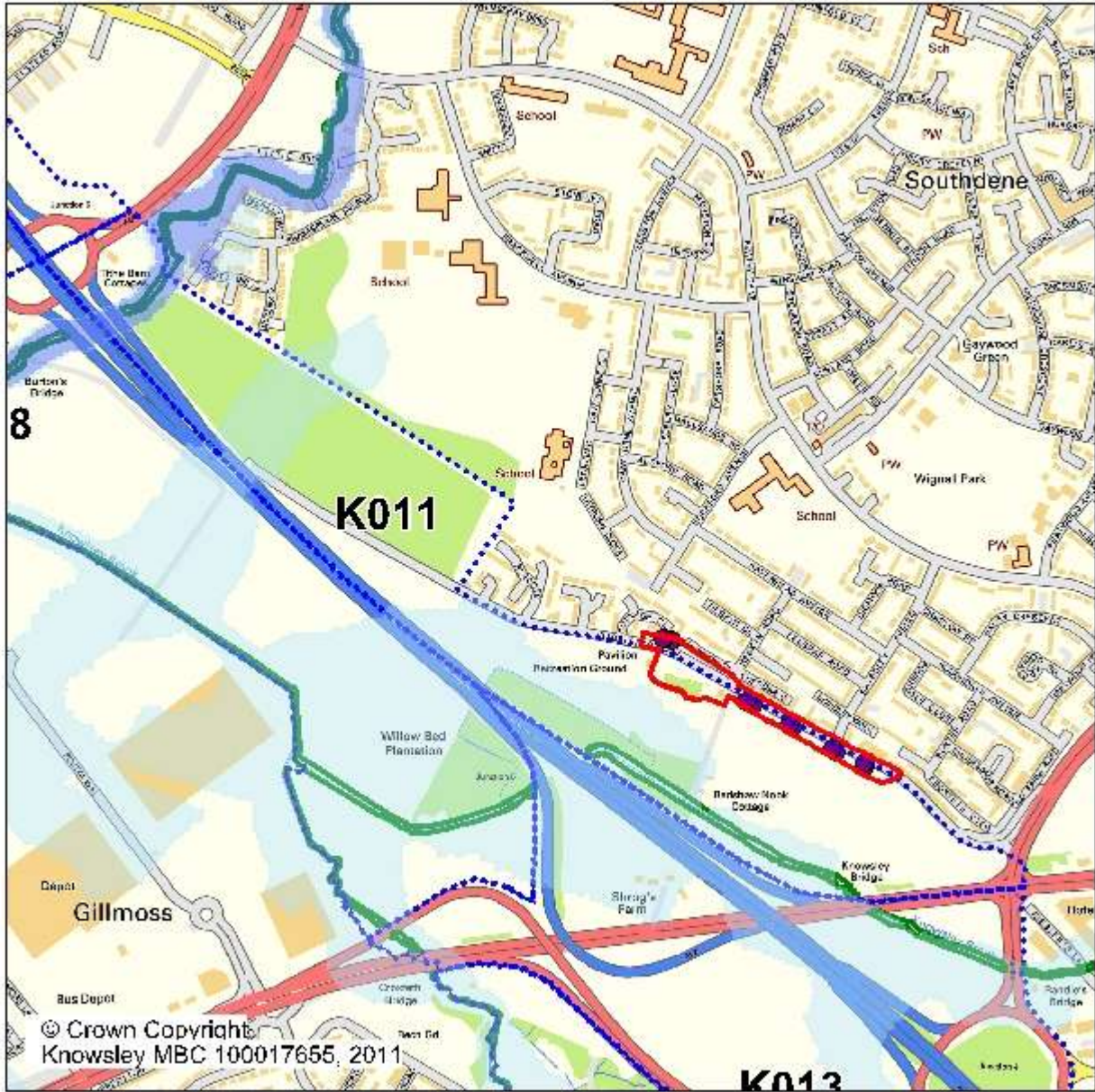
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Contained to west by urban area, and to south and west by A road. Containment to north provided by development. Small areas to east poorly contained by minor road
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap to the east of Kirkby and St Helens. Development within this parcel would not impact on the separation of these areas.

# Parcel Analysis K010

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K011

Parcel ID	K011	Size (ha)	35.73
Description	Land bounded by M57, A580 and Ribbler's Lane, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Contained to north, west and south by M57 and A roads. Eastern side of parcel contained by urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	The southern section of the parcel, adjacent to Ribblers Lane Conservation Area is within its setting. Rural setting, typified by open space and gardens.
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap between Kirkby and Liverpool. Development within this parcel would significantly reduce this gap and potentially create a precedent for similar development on western site of M57

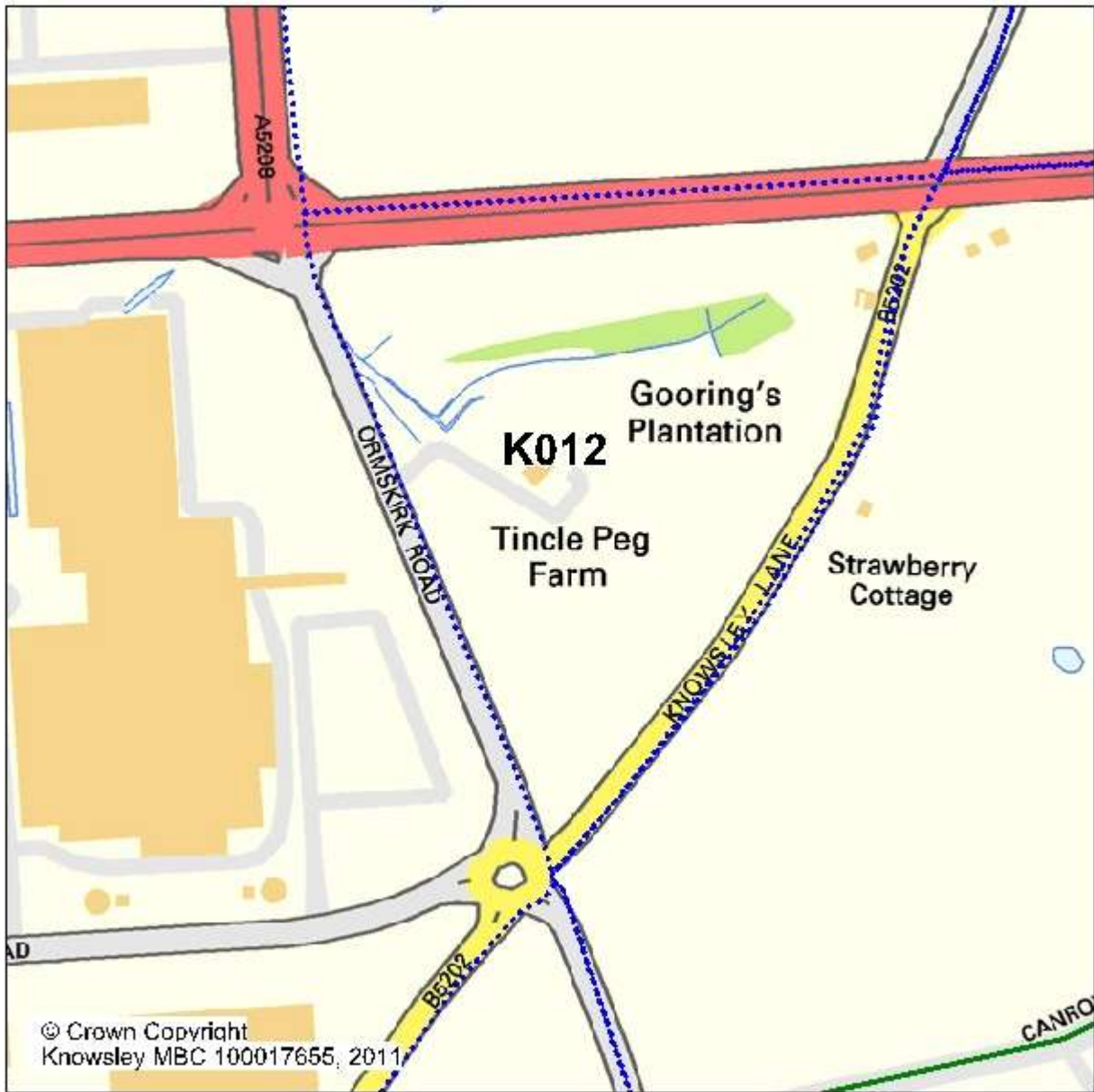


# Parcel Analysis K011

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	Yes
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel also contains a heritage assets - Conservation Area and Listed Buildings		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	10
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K012

Parcel ID	K012	Size (ha)	8.79
Description	Land bounded by A580, Knowsley Lane and Ormskirk Road, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Contained on all sides. Urban area to west and the remainder by A or B roads
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	Not within setting for Knowsley Hall Estate. Screened from setting of boundary wall by tree line along Knowsley Lane.
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap between Kirkby and St Helens. Development within this parcel would significantly Parcel is outside the setting of Knowsley Hall Estate as the parcel is contained by trees and highway infrastructure to the south east.

# Parcel Analysis K012

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K013

Parcel ID	K013	Size (ha)	42.13
Description	Land at Junction 4 M57, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Contained on all sides by M57 and A/B roads
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	The parcel is within an essential gap between Kirkby and Liverpool. Any development within parcel would significantly reduce the gap between Kirkby and Croxteth / Gillmoss

# Parcel Analysis K013

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K014

Parcel ID	K014	Size (ha)	65.35
Description	Land south of A580, bounded by Knowsley Hall Estate and B5202, Kirkby		



<b>Stage 1</b>			
Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
<b>Stage 2</b>			
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	Open parcel adjacent to boundary wall of Knowsley Hall Estate. Setting extends to A580 to the north.
Discard at Stage 2	NO	Stage 2 Commentary	The parcel is within a wide gap to the east of Kirkby

# Parcel Analysis K014

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	Yes	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K015

Parcel ID	K015	Size (ha)	54.78
Description	Land south of A580, bounded by Knowsley Hall Estate, Kirkby		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	Open parcel adjacent to boundary wall of Knowsley Hall Estate. Setting extends to A580 to the north and east beyond Knowsley's administrative boundaries.
Discard at Stage 2	No	Stage 2 Commentary	The parcel is within a wide gap to the east of Kirkby.



# Parcel Analysis K015

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	Yes	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	100% of the parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>		Discard at Stage 2 - NC	

# Parcel Analysis K016

Parcel ID	K016	Size (ha)	10.24
Description	Land bounded by Knowsley Lane, Mill Lane and Ormskirk Road, Knowsley Village		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

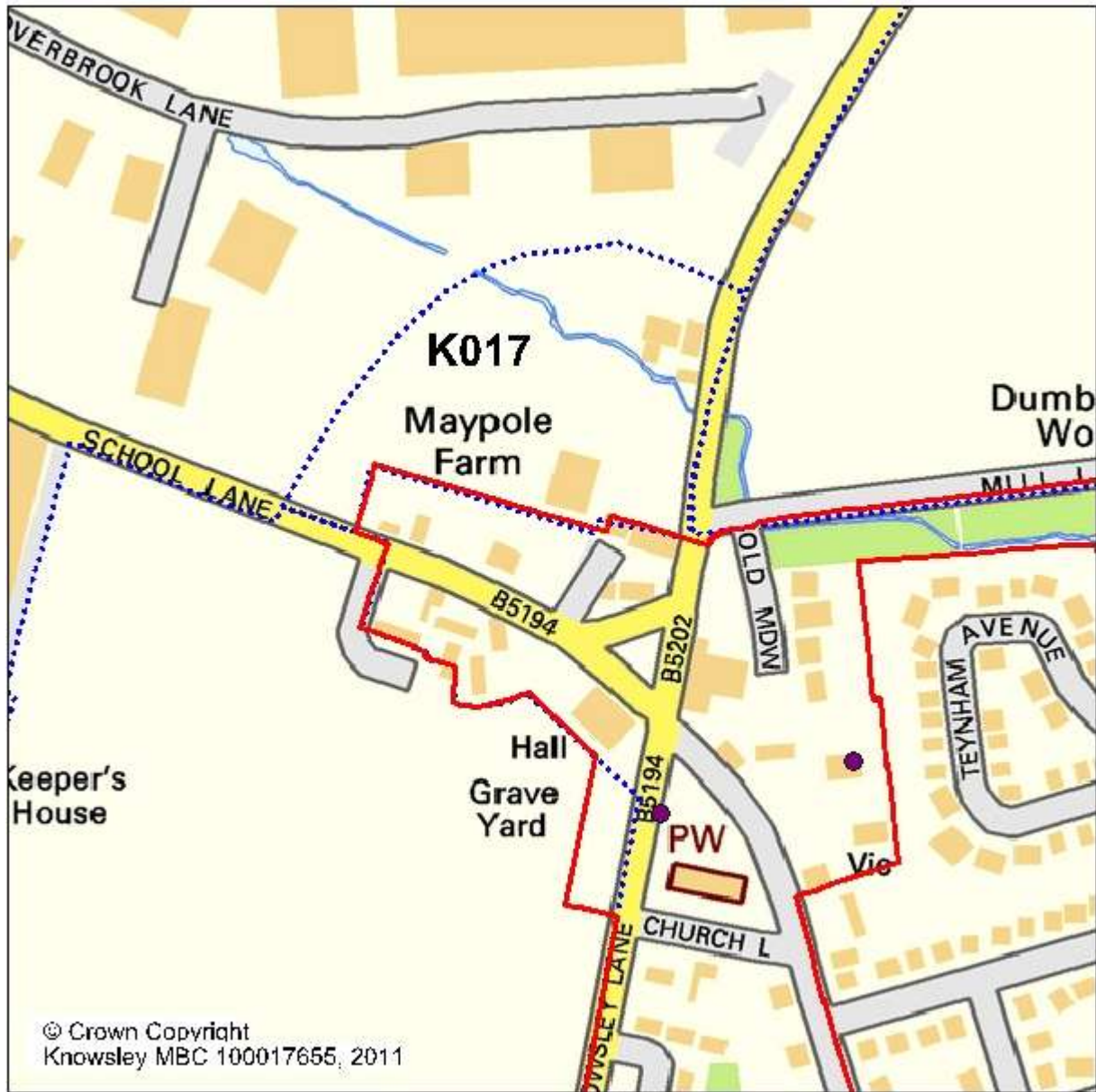
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	North, west, south and south eastern corner is well contained by B road and woodland. Remainder of parcel is poorly contained by minor road.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	Parcel is adjacent to northern boundary of Knowsley Village Conservation Area and within it's setting. Rural setting, typified by open space and gardens.
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap between Knowsley Village and KIP. Parcel is also within the setting of Knowsley Village CA.

# Parcel Analysis K016

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	Yes	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is not classified as bmv agricultural land and is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K017

Parcel ID	K017	Size (ha)	2.54
Description	Land bounded by Knowsley Lane, School Lane and Overbrook Lane, Knowsley Village		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by mixture of woodland and B roads.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	Parcel is adjacent to northern boundary of Knowsley Village Conservation Area and within its setting. Rural setting, typified by open space and gardens.
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap between Knowsley Village and KIP. Parcel is also within the setting of Knowsley Village CA.

# Parcel Analysis K017

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	Yes	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K018

Parcel ID	K018	Size (ha)	75.85
Description	Land to east of M57, bounded by Knowsley Industrial Park and Knowsley Village		



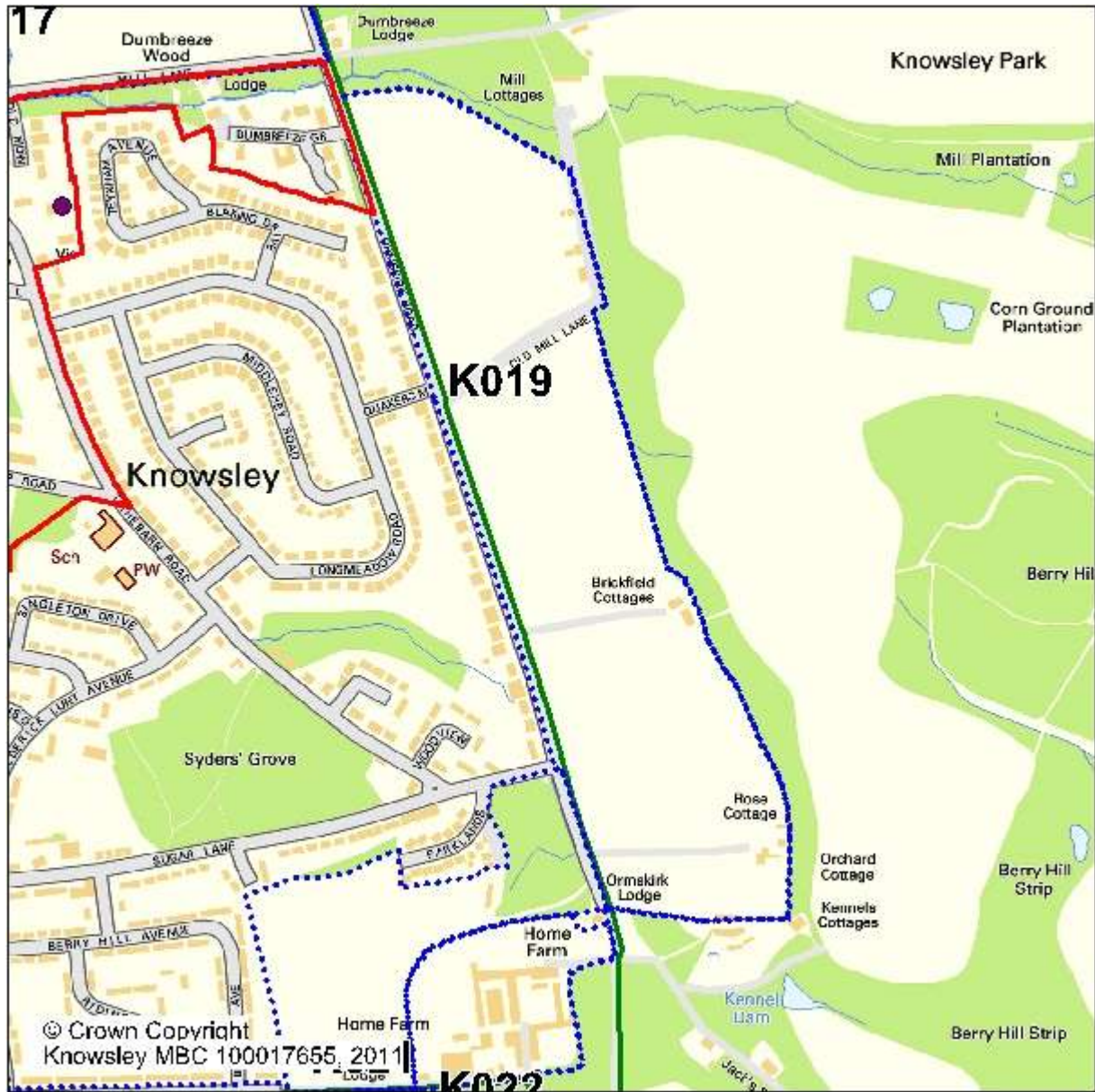
<b>Stage 1</b>			
Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
<b>Stage 2</b>			
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	North, west and east of parcel are well contained by mixture of urban area, M57 and woodland. Southern boundary is poorly contained by minor road.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap between Kirkby and Liverpool. Development within this parcel would significantly reduce this gap and potentially create a precedent for similar development on western site of M57. Parcel is also within the setting of Knowsle

# Parcel Analysis K018

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel contains a local nature site - Local Wildlife Site (LWS) and Listed Building to east, adjacent to Parcel K020.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K019

Parcel ID	K019	Size (ha)	21.58
Description	Land bounded by Ormskirk Road and Knowsley Hall Estate, Knowsley Village		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Well contained by urban area to west and Knowsley Hall Estate (woodland) to north, east and south.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	Open parcel adjacent to boundary wall of Knowsley Hall Estate. Setting extends to Knowsley Village to west.
Discard at Stage 2	No	Stage 2 Commentary	The parcel is within a wide gap to the east of Knowsley Village. The parcel is also within the setting of Knowsley Village CA.

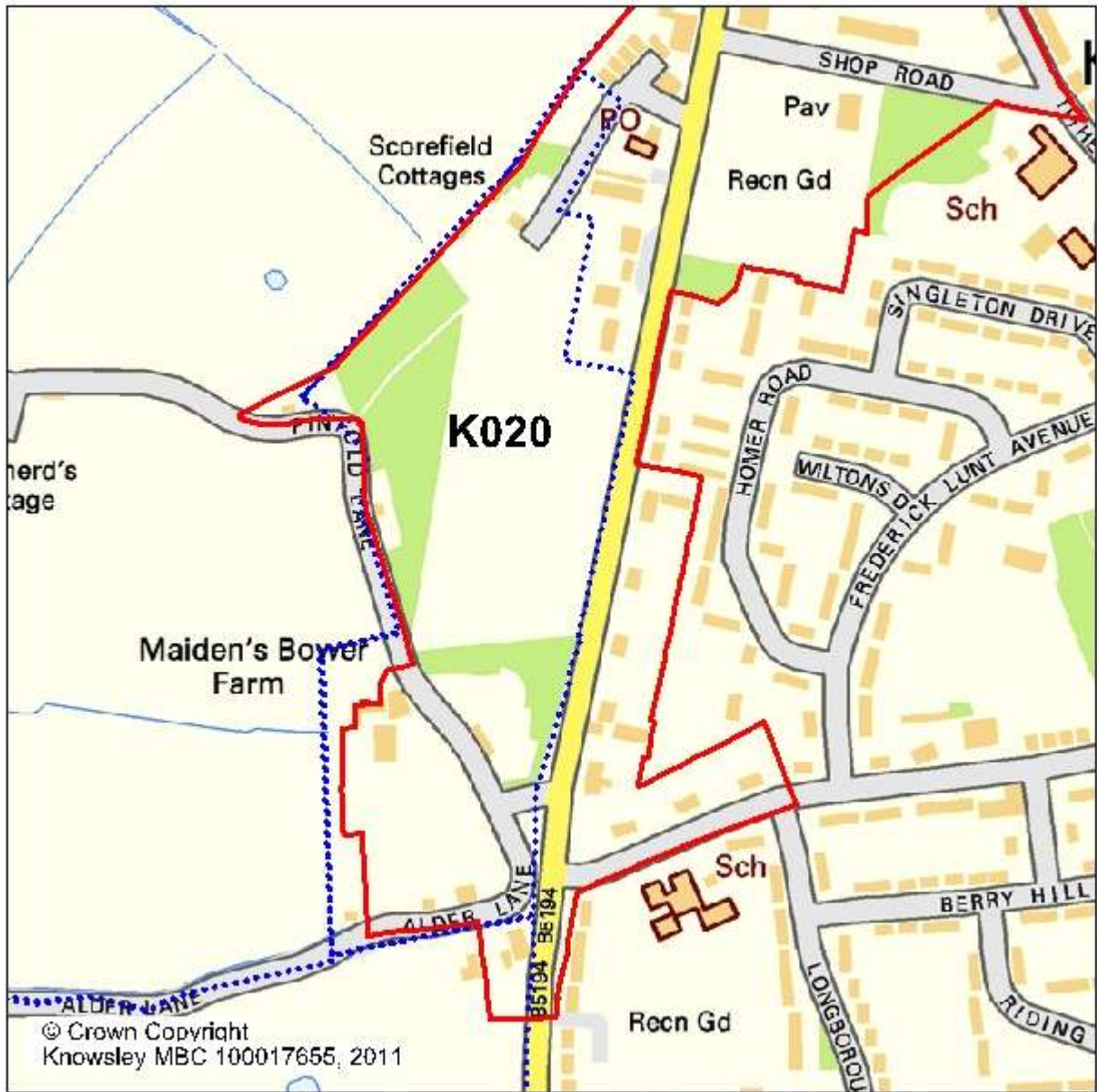


# Parcel Analysis K019

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	Yes	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Discard Stage 3a - 100% of the parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K020

Parcel ID	K020	Size (ha)	7.22
Description	Land bounded by Knowsley Lane and Pinfold Lane, Knowsley Village		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

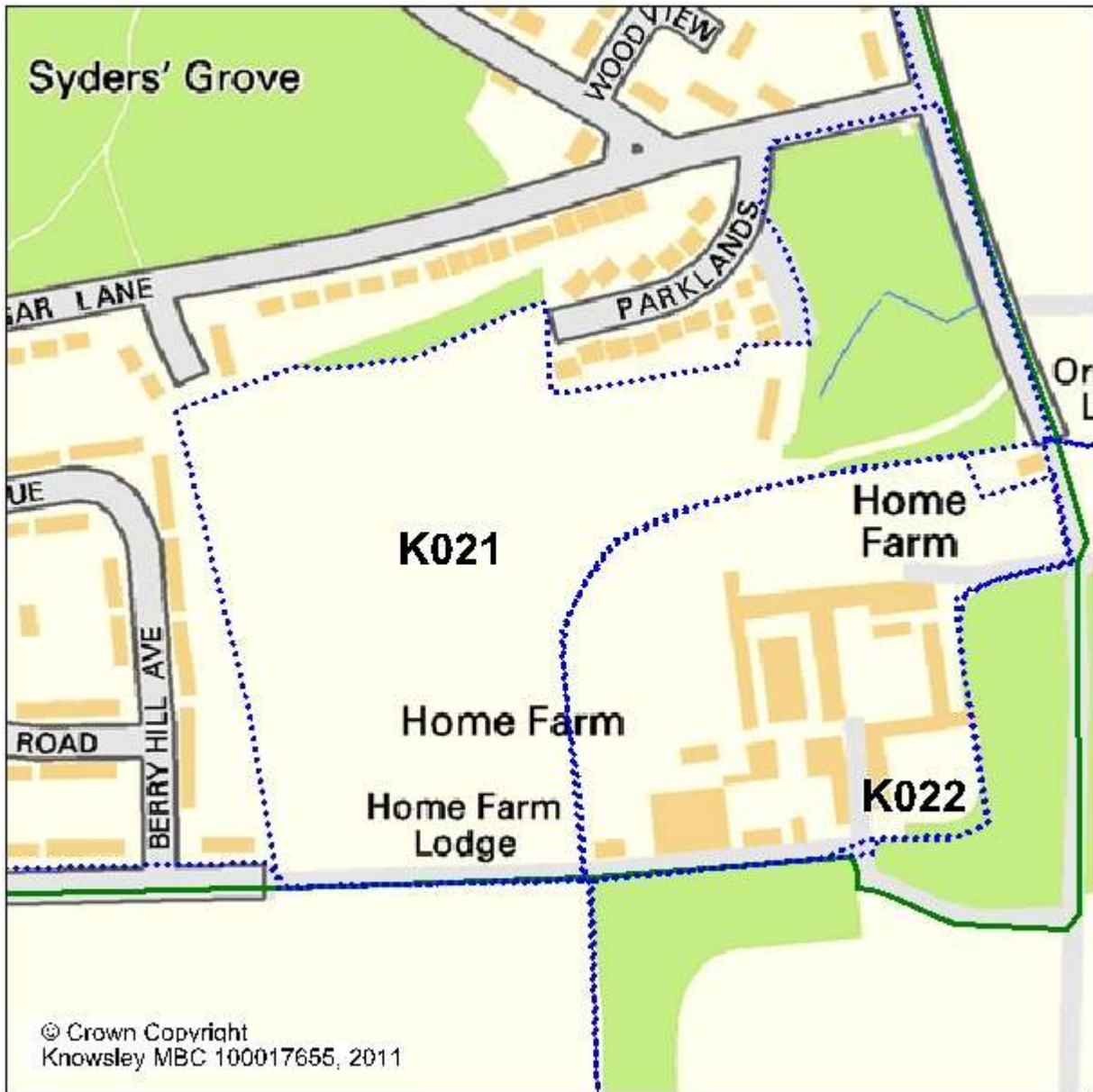
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Well contained by urban area to east, remainder of parcel is poorly contained by minor roads
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	Parcel is within Knowsley Village Conservation Area and within its setting. Rural setting, typified by open space and gardens.
Discard at Stage 2	No	Stage 2 Commentary	Within Knowsley Village Conservation Area. A small section of parcel to the south, and to the west of Pinfold / Alder Lane is within essential gap between Knowsley Village and Liverpool.

## Parcel Analysis K020

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	Yes
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel also contains a heritage assets - Conservation Area		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	9
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K021

Parcel ID	K021	Size (ha)	6.73
Description	Land bounded by Sugar Lane and Home Farm Road, Knowsley Village		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	Yes
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Partially contained by urban area (Knowsley Village) to north and west.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	Open parcel, surrounded by development. Parcel is adjacent to boundary wall of Knowsley Hall Estate and within setting.
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap between Knowsley Village and Huyton. Development within this parcel would not significantly reduce this gap.

# Parcel Analysis K021

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K022

Parcel ID	K022	Size (ha)	3.6
Description	Stanley Grange Office Development, Knowsley Village		



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### Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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### Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Stanley Grange. Parcel is largely developed.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	Developed parcel of buildings associated with Knowsley Hall Estate. Parcel is within the setting of the Estate.
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap to the south east of Knowsley Village.

## Parcel Analysis K022

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	Yes	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K023

Parcel ID	K023	Size (ha)	29.96
Description	Land bounded by Home Farm Road, Knowsley Lane and Knowsley Hall Estate, Knowsley Village		



## Stage 1

Is the parcel fully developed? (D = Yes)	Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Partially contained by B road to west, woodland to south and east and urban area to north. North eastern corner lacks containment with adjacent Green Belt parcel.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	Open parcel, with development to north and north eastern corners. Small portion of the parcel in north eastern corner is adjacent to boundary wall of Knowsley Hall Estate and within setting.
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Knowsley Village and Huyton

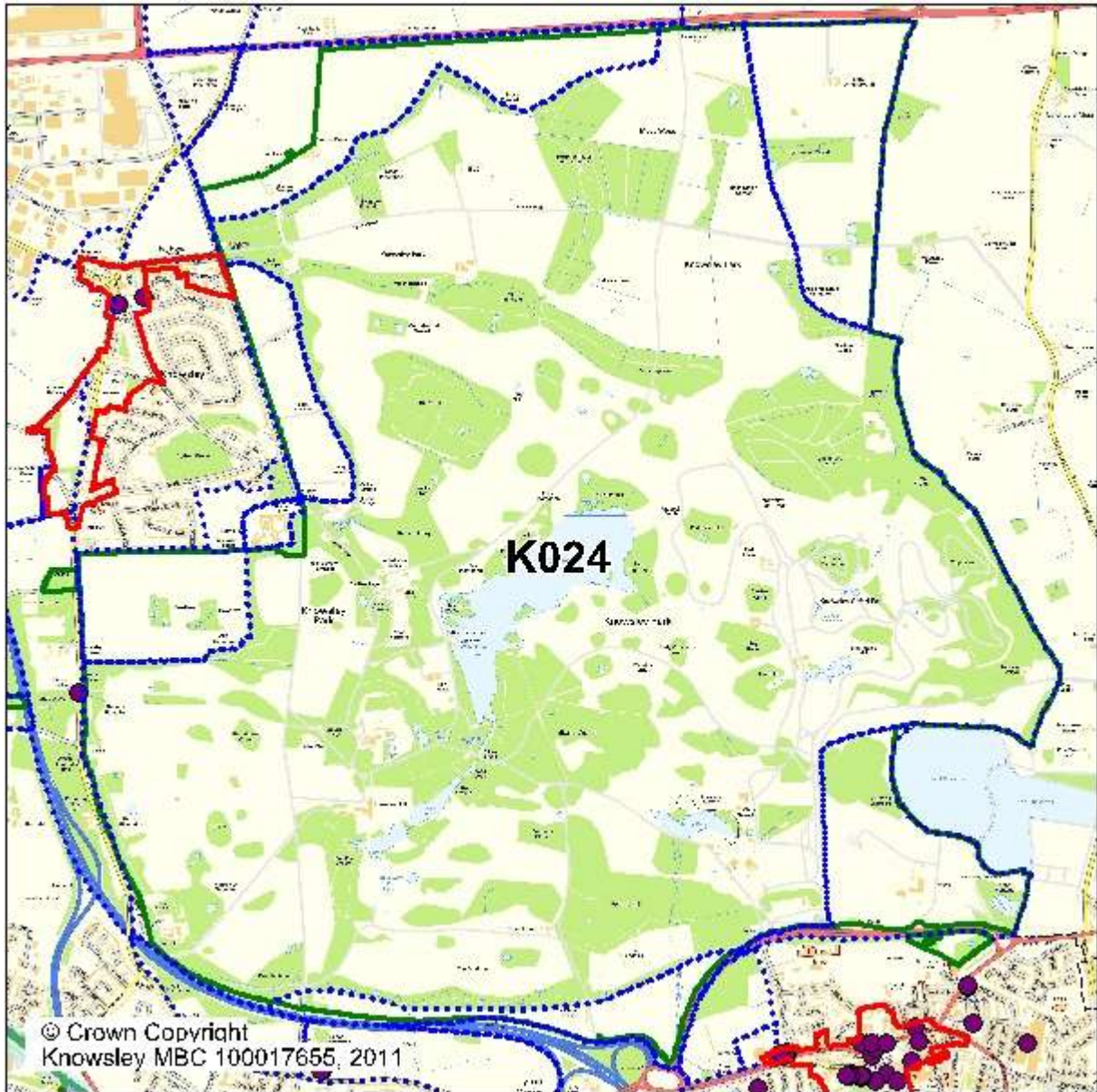


## Parcel Analysis K023

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	Yes	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Discard Stage 3a - 100% of the parcel contains a local nature site - Local Wildlife Site (LWS). The parcel is wholly bmv agricultural land.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K024

Parcel ID	K024	Size (ha)	977.58
Description	Knowsley Hall Estate		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap to the east of Kirkby. North western tip of the parcel is also within the setting for Knowsley Village CA.

## Parcel Analysis K024

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	Yes		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	The parcel contains a countryside recreation area. Parcel is wholly within Knowsley Hall Estate, registered Historic Parks and Gardens and contains Listed Building.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K025

Parcel ID	K025	Size (ha)	39.45
Description	Land west of Knowsley Hall Estate, bounded by M57 and Alder Lane		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	Partially open parcel, with dispersed woodland. Small pockets of open land adjacent to boundary wall of Knowsley Hall Estate are within setting.
Discard at Stage 2	No	Stage 2 Commentary	Within setting of Knowsley Village CA. Northern section of parcel, north of Fluker's Brook Lane is within an essential gap between Knowsley Village and Liverpool

## Parcel Analysis K025

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	Yes	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K026

Parcel ID	K026	Size (ha)	44.52
Description	Land north of Prescott By Pass (A58) bounded by Knowsley Hall Estate, Prescott		



<b>Stage 1</b>			
Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
<b>Stage 2</b>			
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	Partially open parcel, with dispersed woodland, water body and changes in level. Area of land to west of parcel beyond water body are within setting of Knowsley Hall Estate.
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within wide gap to the north of Prescott.

## Parcel Analysis K026

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Discard Stage 3a - 100% of the parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K027

Parcel ID	K027	Size (ha)	15.14
Description	Lord Derby Memorial Playing Fields, Huyton		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Well contained by M57 to north and urban area / B road to south. Eastern boundary is well contained by minor road with the addition of small woodland and built development.
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Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
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Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
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Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Huyton and Knowsley Village, development within this parcel would not significantly reduce this gap.
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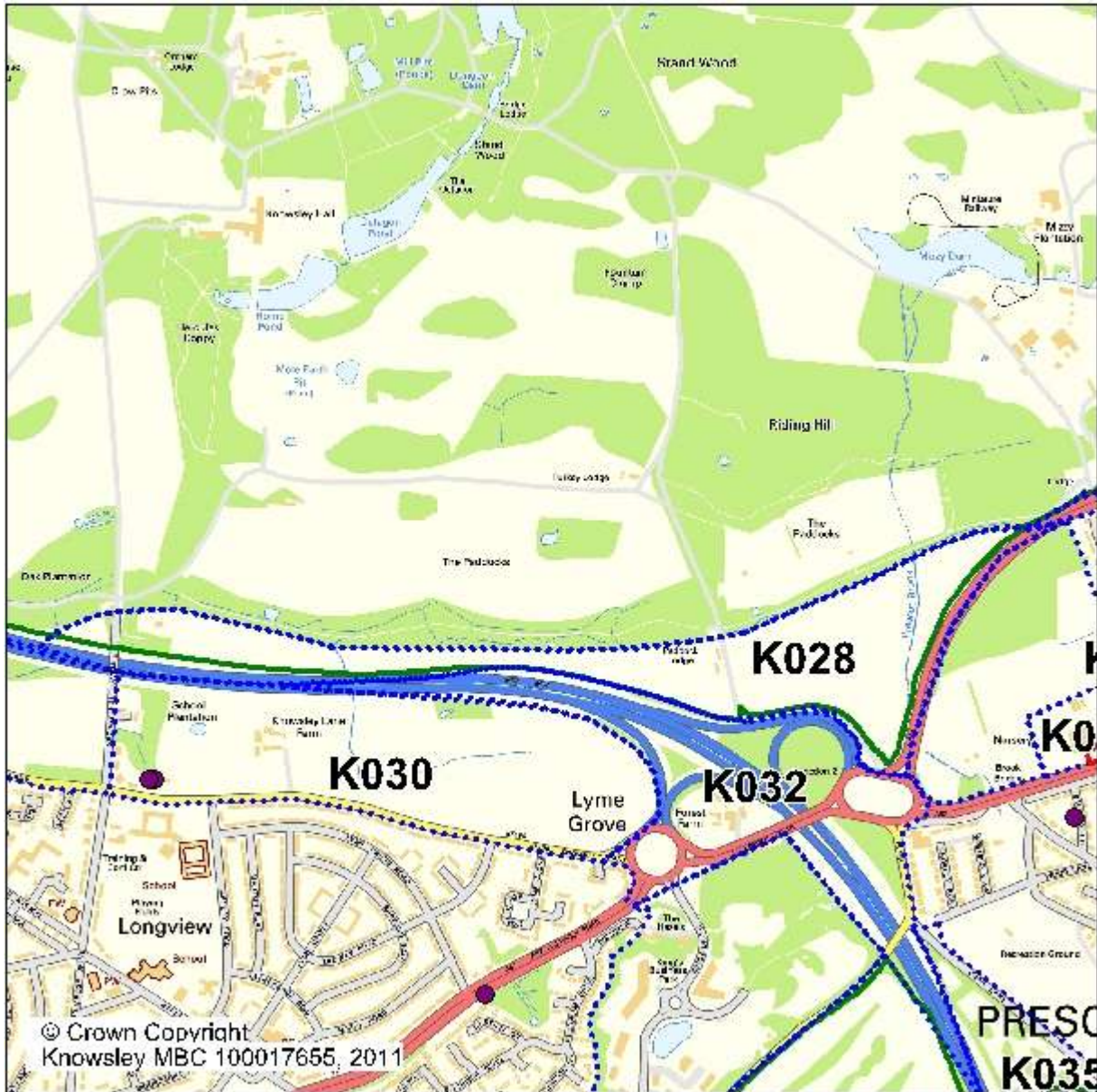


## Parcel Analysis K027

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	The parcel contains a countryside recreation area.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K028

Parcel ID	K028	Size (ha)	23.04
Description	Land south of Knowsley Hall Estate, bounded by M57 and Prescott By Pass (A58), Prescott		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

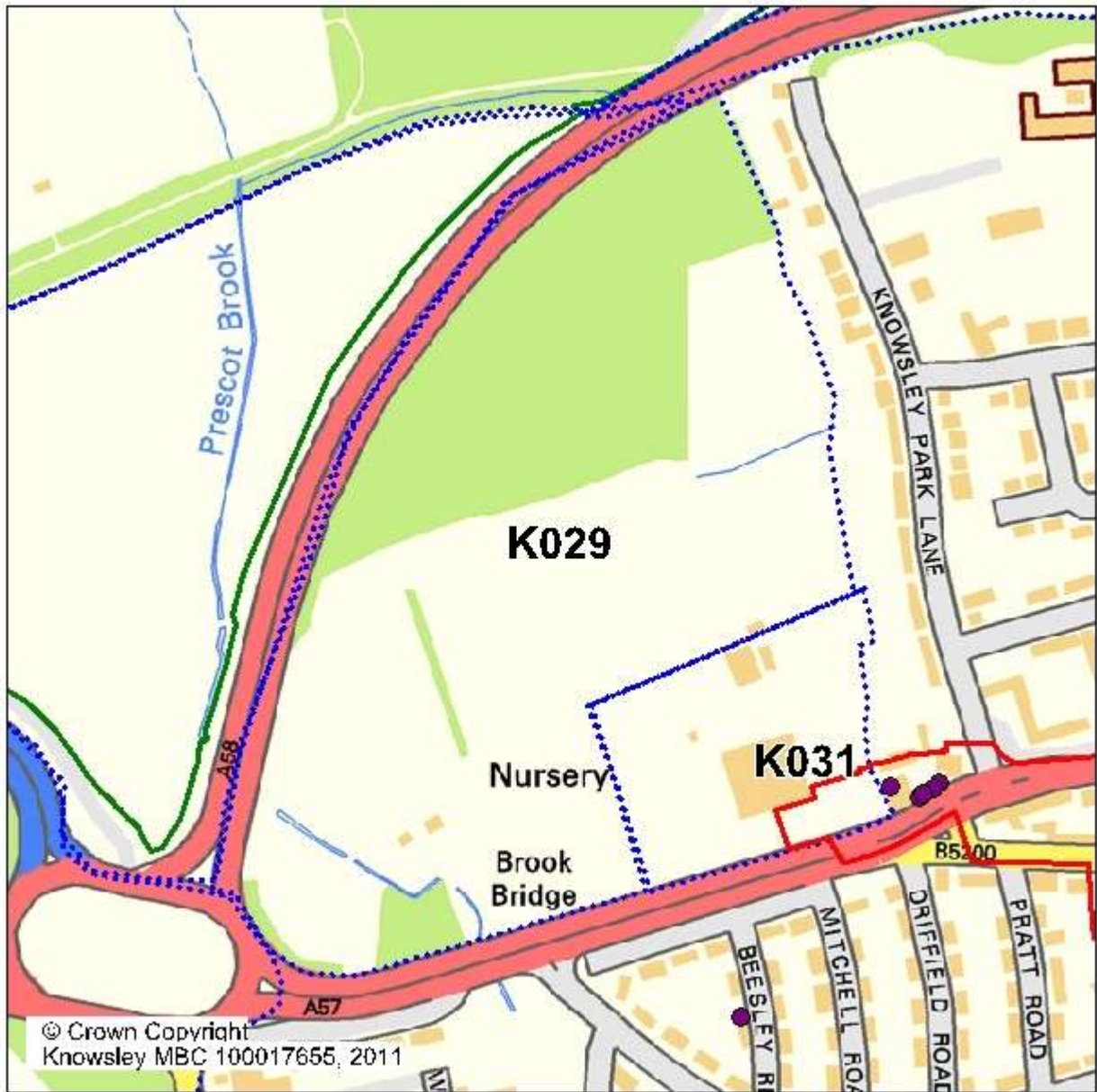
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	Open parcel adjacent to boundary wall of Knowsley Hall Estate. Setting extends to M57 to south
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Huyton and Knowsley Village, development within this parcel would not significantly reduce this gap.

## Parcel Analysis K028

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	Yes	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	100% of the parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>		Discard at Stage 2 - NC	

# Parcel Analysis K029

Parcel ID	K029	Size (ha)	12.28
Description	Land by A58 (Prescot By Pass), Liverpool Road and Knowsley Park Lane, Huyton		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Well contained by A58 to north and east, and urban area to east and south. Boundary with parcel 31 to south eastern corner is well contained as parcel 31 is largely developed as a garden centre.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	South of parcel is within setting for Prescot Town Centre Conservation Area and a number of Listed Buildings.
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Prescot and Knowsley Village, development within this parcel would not significantly reduce this gap.

## Parcel Analysis K029

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K030

Parcel ID	K030	Size (ha)	24.91
Description	Land bounded by M57, Knowsley Lane and George Hale Avenue, Huyton		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

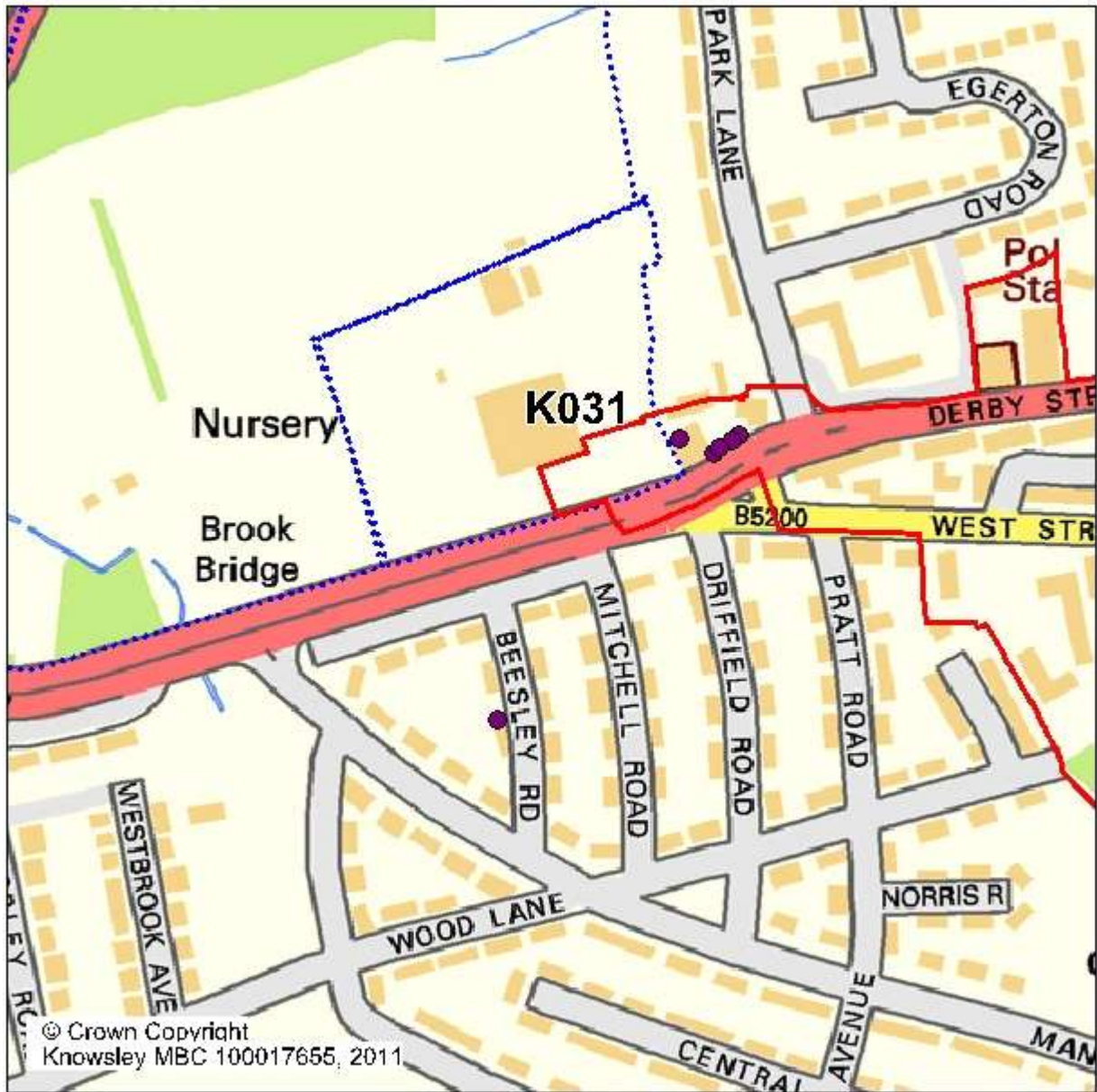
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Well contained by M57 to north and urban area / B road to south. Western boundary is well contained by minor road with the addition of small woodland and built development.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Huyton and Knowsley Village, development within this parcel would not significantly reduce this gap.

# Parcel Analysis K030

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K031

Parcel ID	K031	Size (ha)	2.1
Description	Whitakers Garden Centre, Prescott		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	Yes
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Developed Parcel. Partially well contained by urban area to south and east. Boundary with adjacent parcel 29 is poorly contained to north and west.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Huyton and Prescott, development within this parcel would not significantly reduce this gap

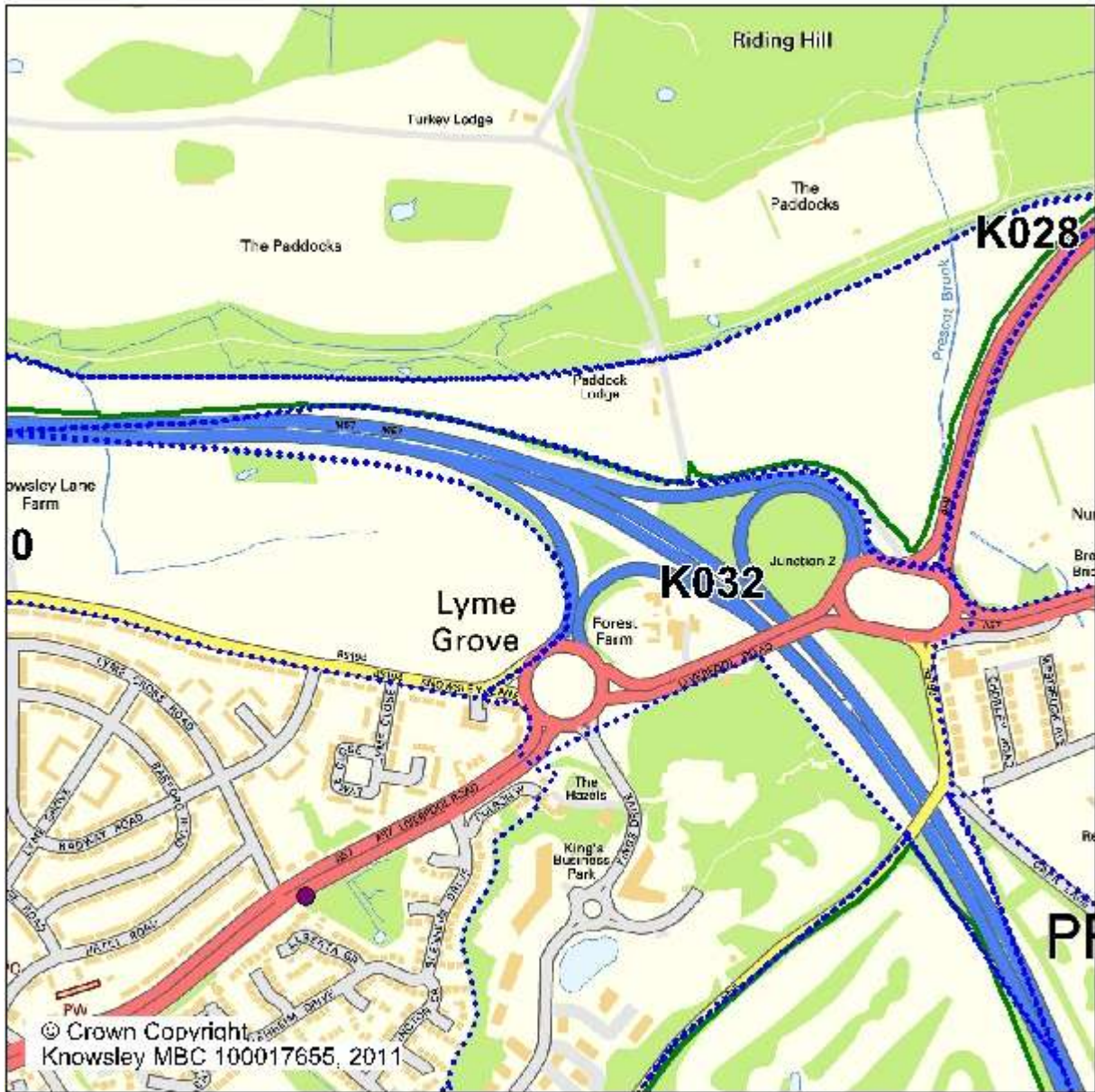


# Parcel Analysis K031

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K032

Parcel ID	K032	Size (ha)	20.84
Description	Junction 2, M57 (Highway Infrastructure), Prescot		



## Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Largely developed parcel defined by highways infrastructure. Parcel is contained toward the south by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Southern section of parcel is within essential gap. Further development within this section of the parcel would significantly reduce the gap between Huyton and Prescot

## Parcel Analysis K032

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K033

Parcel ID	K033	Size (ha)	5.03
Description	Recreation Ground, Two Butt Lane, Whiston		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Well contained to south and west by adjacent urban area. North and east are poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap, development within this parcel would not significantly reduce this gap. Within setting of Knowsley Hall Estate

# Parcel Analysis K033

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	The parcel contains a countryside recreation area.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K034

Parcel ID	K034	Size (ha)	20.87
Description	Kings Business Park, Huyton		



<b>Stage 1</b>			
Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
<b>Stage 2</b>			
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Partially well contained by A road / urban area to north, and B road / urban area to south. Poor containment along small portion of south western corner.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap, further development within parcel would completely remove gap between Huyton and Prescot

## Parcel Analysis K034

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is not classified as bmv agricultural land and contains a Listed Building.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K035

Parcel ID	K035	Size (ha)	6.94
Description	Land south west of Carr Lane, Prescott		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	Parcel is not contained by the urban area. Contained to west by M57, and south by small water body / woodland. Remainder of the parcel to east is poorly contained by minor road and tree line.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Within a narrow gap but makes limited contribution to overall separation of Huyton and Prescott due to M57 and relative small size of the parcel. Potential for limited development within parcel which may reinforce narrow gap



# Parcel Analysis K035

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	The parcel contains a local nature site - Local Wildlife Site (LWS). The parcel contains a countryside recreation area.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K036

Parcel ID	K036	Size (ha)	3.31
Description	Land to the south of Carr Lane, Prescott		



## Stage 1

Is the parcel fully developed? (D = Yes)	Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by woodland / water body to north west, roundabout / woodland to north eastern corner and M57 and urban area to south. Remainder of parcel to the south is adjacent to urban greenspace, which is not within the Green Belt.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Within a narrow gap but makes limited contribution to overall separation of Huyton and Prescott due to M57 and relative small size of the parcel. Potential for limited development within parcel which may reinforce narrow gap

# Parcel Analysis K036

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is not classified as bmv agricultural land and is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K037

Parcel ID	K037	Size (ha)	2.71
Description	Land to the south of Kings Business Park and bounded by Huyton Lane, Huyton		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

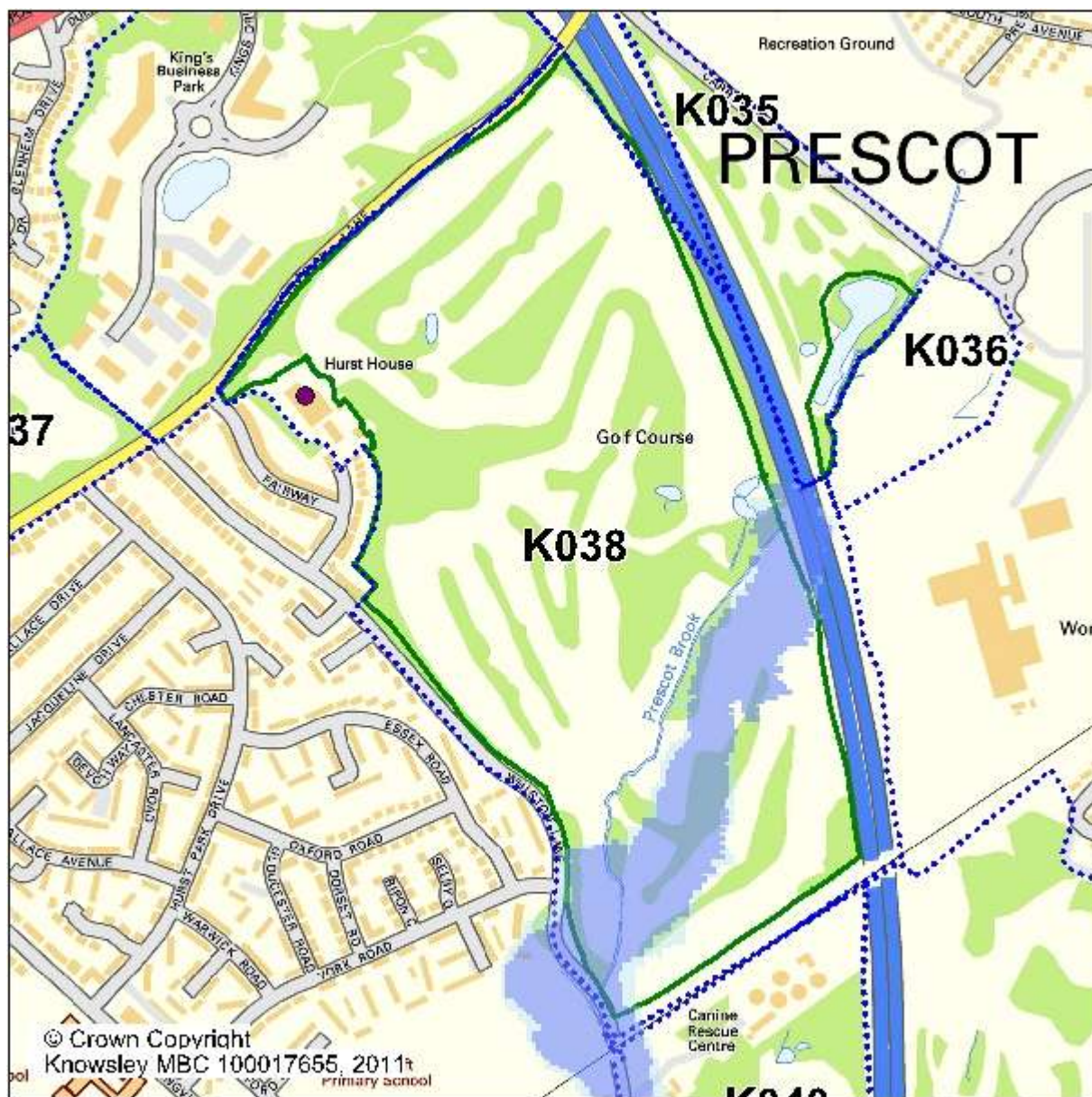
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by urban area to south, and developed land within the Green Belt to north east, and urban area in the north western corner. Remainder of the parcel to the west is not contained, however this land is not within the Green Belt.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Within a wide gap but makes no contribution to overall separation of Huyton and Prescot due to King's Business Park to north. Potential for limited development within parcel which may reinforce essential gap to the east

# Parcel Analysis K037

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is not classified as bmv agricultural land and is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	9
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K038

Parcel ID	K038	Size (ha)	43.51
Description	Huyton and Prescott Golf Club, Huyton		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by M57 to east, urban area to west, railway line to south, and B road to north.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap between Huyton and Prescott. Development within this parcel would significantly reduce this gap and potentially create a precedent for similar development on either side of the M57 between the Huyton and Prescott

## Parcel Analysis K038

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a countryside recreation area.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K039

Parcel ID	K039	Size (ha)	30.73
Description	Stadt Moers Park (north east), Prescott		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by urban area, M57 and railway lines.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	NO	Stage 2 Commentary	Parcel is partially within essential gap between Huyton and Prescott. Development within approximately half of this parcel would significantly reduce this gap and potentially create a precedent for similar development on either side of the M57 between the



# Parcel Analysis K039

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	The parcel is not classified as bmv agricultural land. The contains a local nature site - LWS and a countryside recreation area		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K040

Parcel ID	K040	Size (ha)	11.7
Description	Stadt Moers Park (north west), Huyton		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by urban area, M57 and railway lines.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS (partial NCS)
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap between Huyton and Prescott. Development within this parcel would significantly reduce this gap and potentially create a precedent for similar development on either side of the M57 between the Huyton and Prescott

# Parcel Analysis K040

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. Small area to the north of the parcel is not within a Countryside Use. The remainder is in use for agricultural or allotments.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K041

Parcel ID	K041	Size (ha)	39.52
Description	Stadt Moers Park (south east), Prescott		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

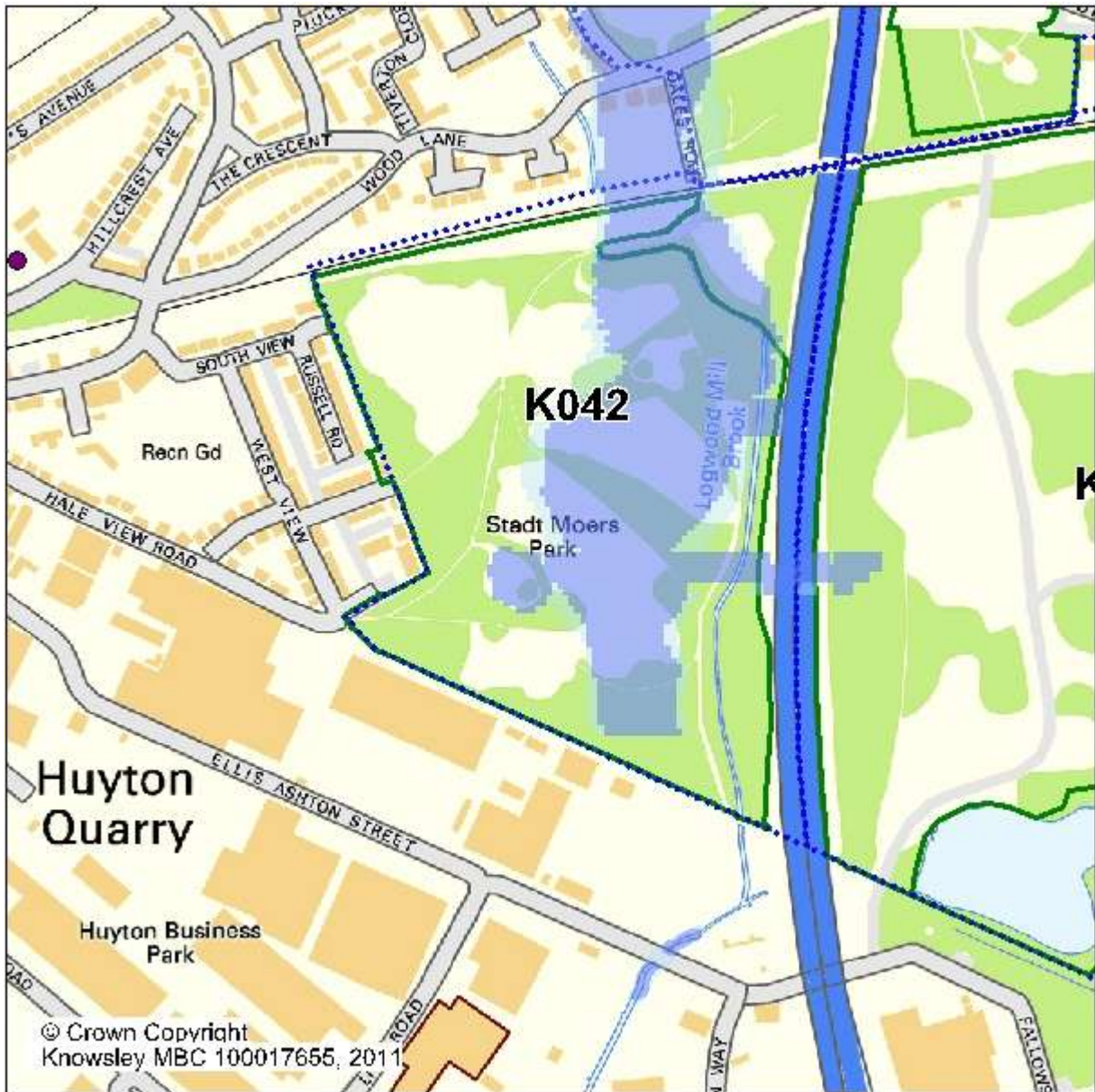
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by the urban area, M57 and railway lines.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	NO	Stage 2 Commentary	The majority of this parcel is within as essential gap between Huyton and Prescott. Development within all but the eastern fringe of this parcel would significantly reduce this gap and potentially create a precedent for similar development on either side o

# Parcel Analysis K041

<b>Stage 3a</b>			
<b>Prohibitive ("show-stopper")</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	Almost 100% of the parcel contains a local nature site - Local Wildlife Site (LWS) and part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a countryside recreation area. A small area in the south eastern corner adjacent to the urban area is free from the surveyed constraints.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K042

Parcel ID	K042	Size (ha)	17.28
Description	Stadt Moers Park (south west), Huyton		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

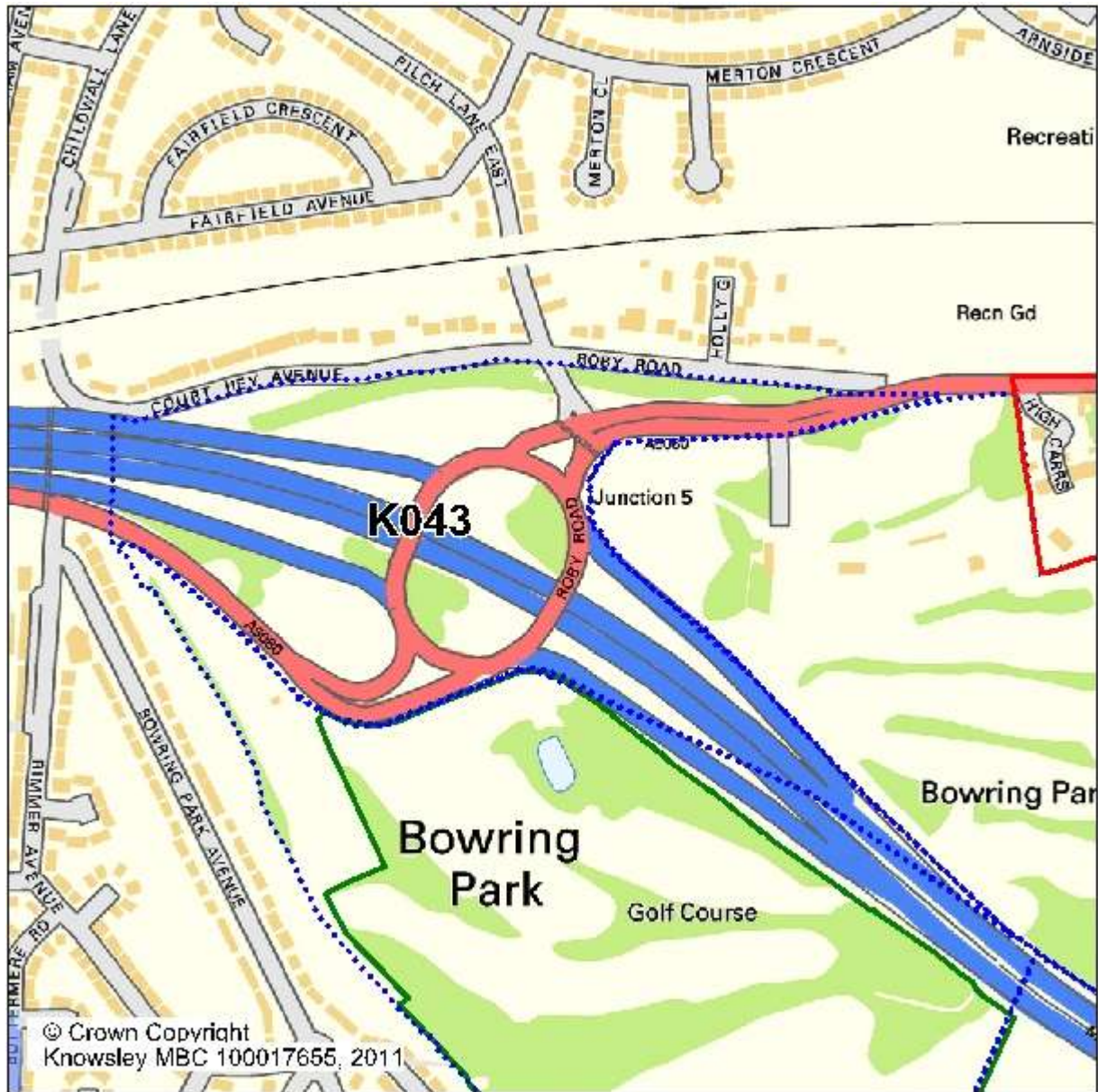
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by the urban area, M57 and railway lines.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	NO	Stage 2 Commentary	The majority of this parcel is within as essential gap between Huyton and Prescot. Development within all but the western fringe of this parcel would significantly reduce this gap and potentially create a precedent for similar development on either side o

## Parcel Analysis K042

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	Almost 100% of the parcel contains a local nature site - Local Wildlife Site (LWS). The remainder of the parcel contains railway line / embankment. Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a countryside recreation area.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K043

Parcel ID	K043	Size (ha)	12.97
Description	Junction 5, M62 (Highway Infrastructure), Prescott		



### Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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### Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Developed parcel. Parcel is defined and well contained by highways infrastructure and contained by the urban area to the north
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	This parcel is within an essential gap, further development within this parcel would significantly reduce this gap.



# Parcel Analysis K043

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K044

Parcel ID	K044	Size (ha)	2.29
Description	Fox's Bank Lane Cemetery, Whiston		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

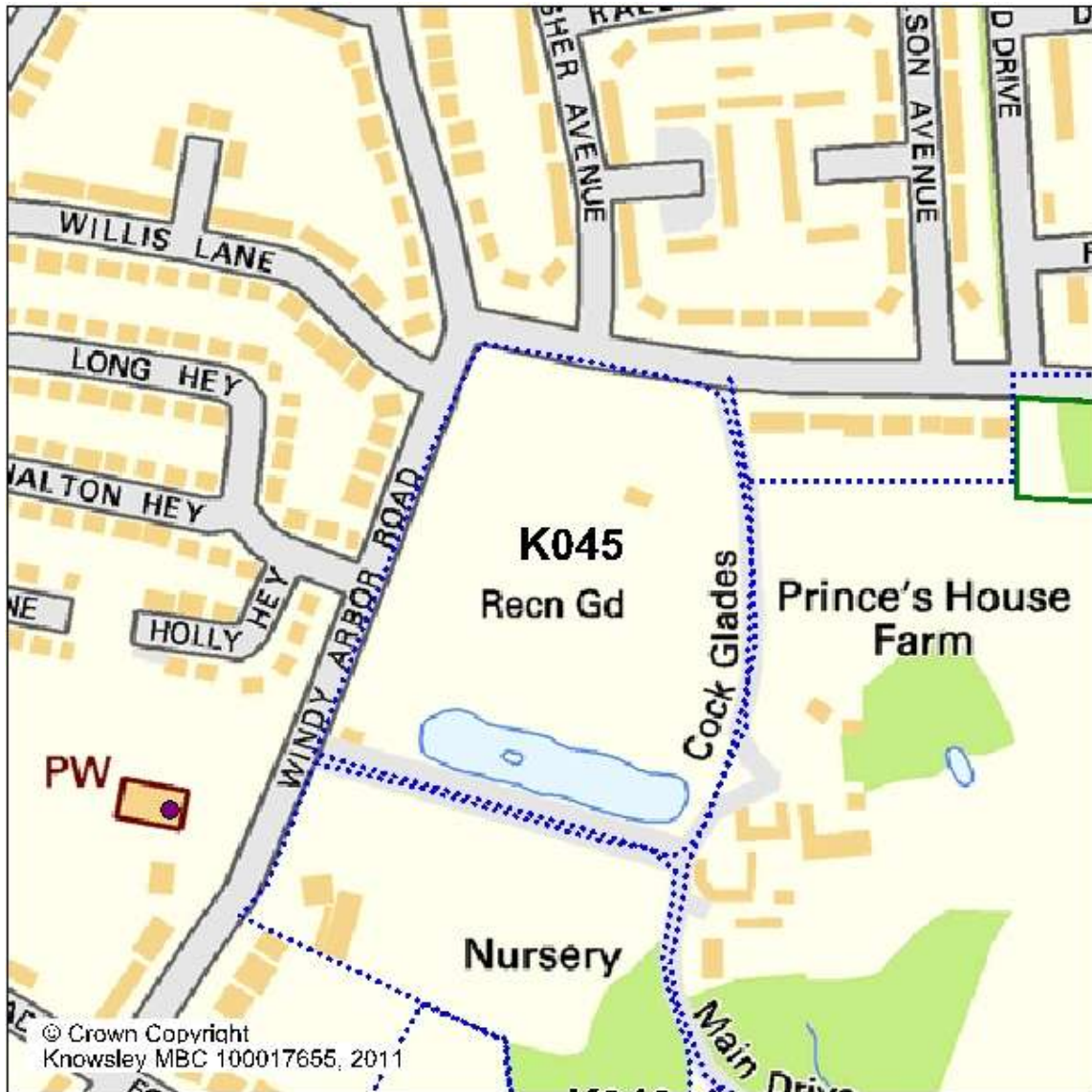
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is contained to north by urban area, the remainder of the parcel is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

# Parcel Analysis K044

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	Yes
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 3a - Cemetery		

# Parcel Analysis K045

Parcel ID	K045	Size (ha)	3.46
Description	Recreation area bounded by, Lickers Lane, Main Drive and Cook Glades, Whiston		



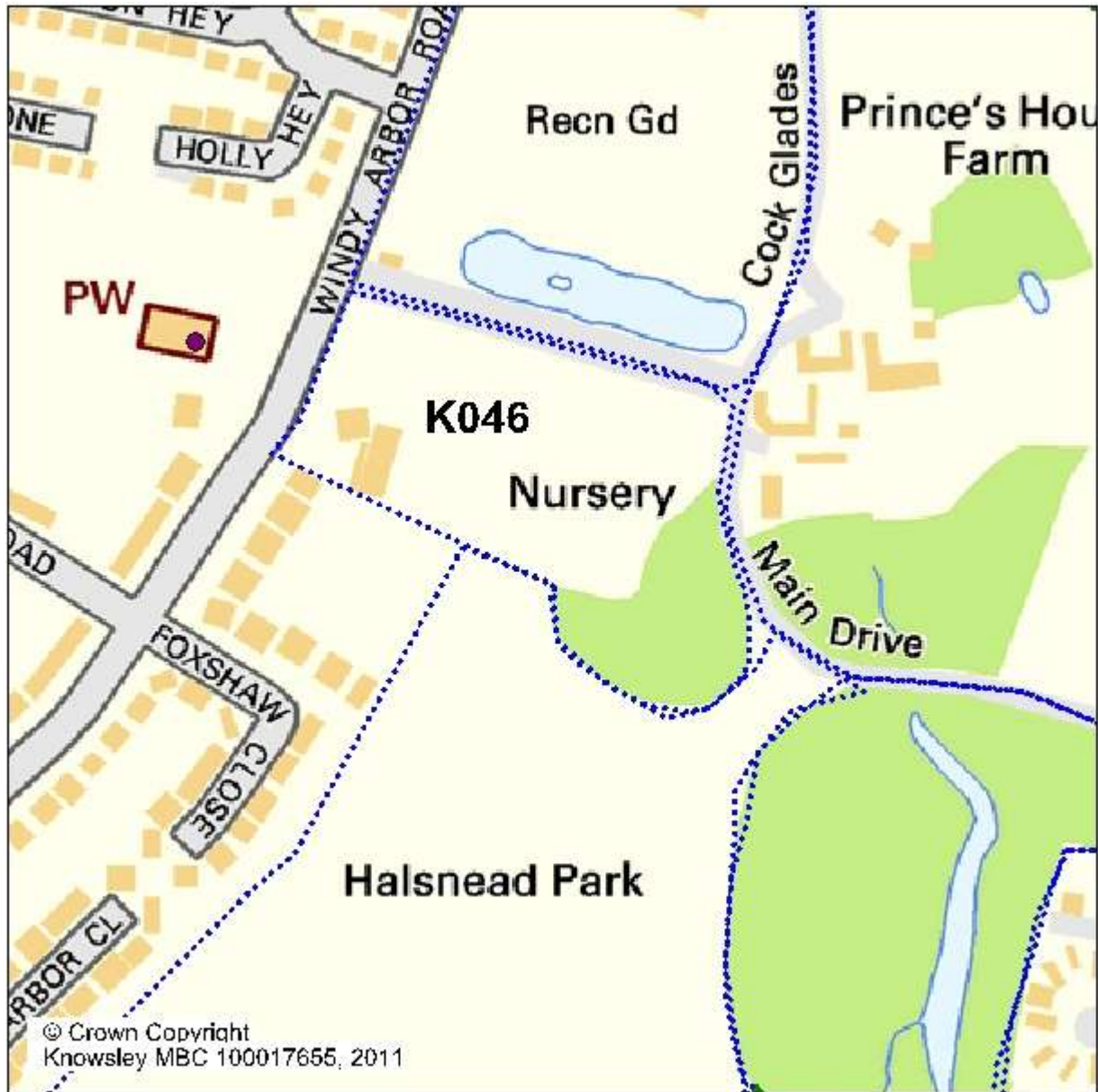
<b>Stage 1</b>			
Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
<b>Stage 2</b>			
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is well contained to north and west by the urban area. The south of the parcel is contained by a water body, which falls within the parcel. The remainder of the parcel to the east is poorly contained by a broken tree line and residential developmen
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

# Parcel Analysis K045

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	The parcel contains a countryside recreation area.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K046

Parcel ID	K046	Size (ha)	2.13
Description	Former Saunders Garden Centre, Whiston		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

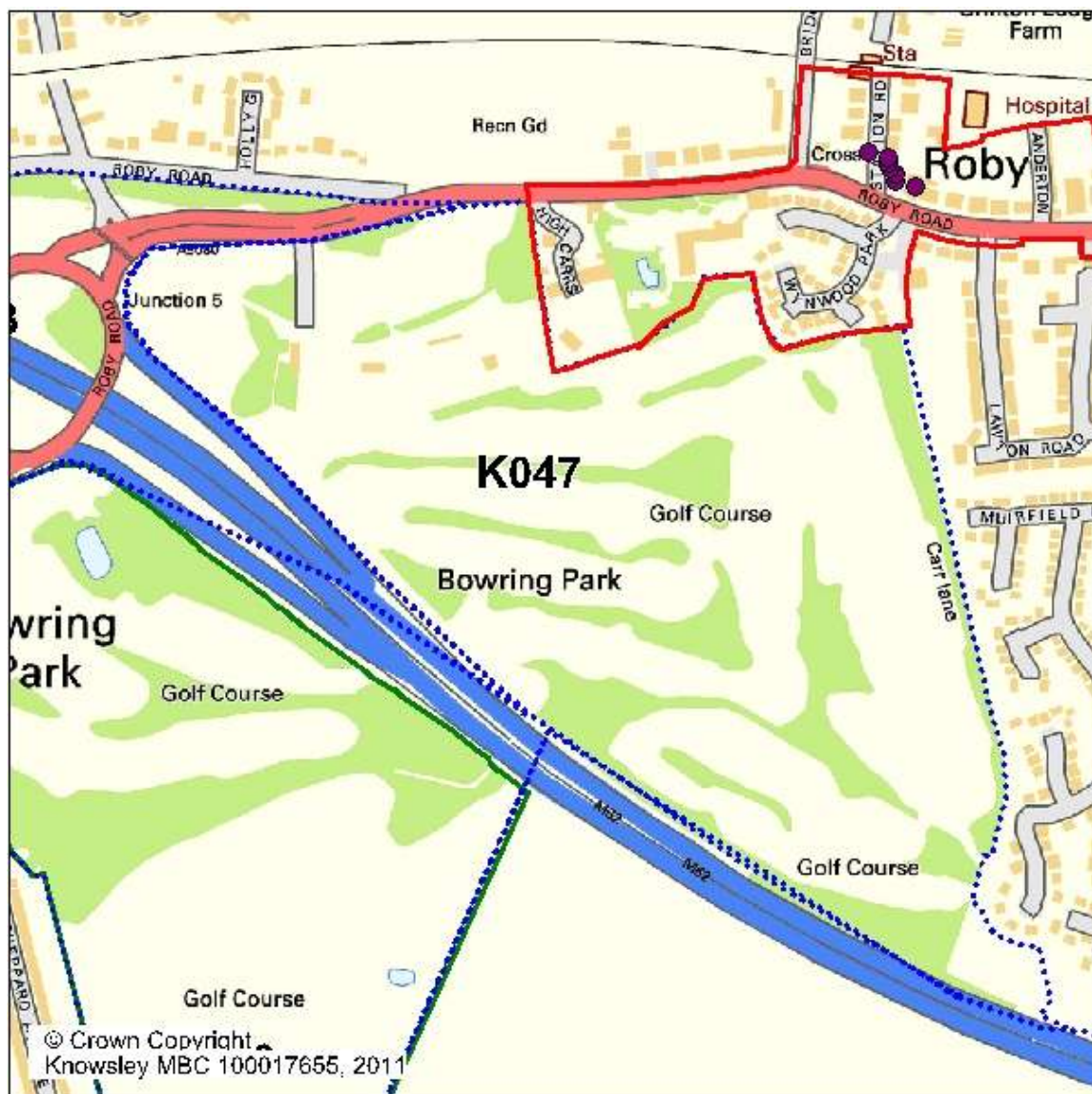
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is contained to west by urban area and water body to north. The remainder of the parcel is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation. Potential for development Brownfield building footprint

# Parcel Analysis K046

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K047

Parcel ID	K047	Size (ha)	28.73
Description	Bowring Park Golf Course (east), Huyton		



## Stage 1

Is the parcel fully developed? (D = Yes)	Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by A road / urban area to north and east respectively. The south and remainder of the parcel is contained by the M62.
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Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
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Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	Northern boundary of parcel is within setting of Roby Conservation Area
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Discard at Stage 2	NO	Stage 2 Commentary	Parcel is partially within essential gap between Huyton & Roby to the north and Childwall / Gateacre (Liverpool) to the south of the M62. Development within this parcel would significantly reduce this gap. Development along northern fringe of parcel would
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# Parcel Analysis K047

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K048

Parcel ID	K048	Size (ha)	64.6
Description	Land south of Whiston (Lickers Lane)		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

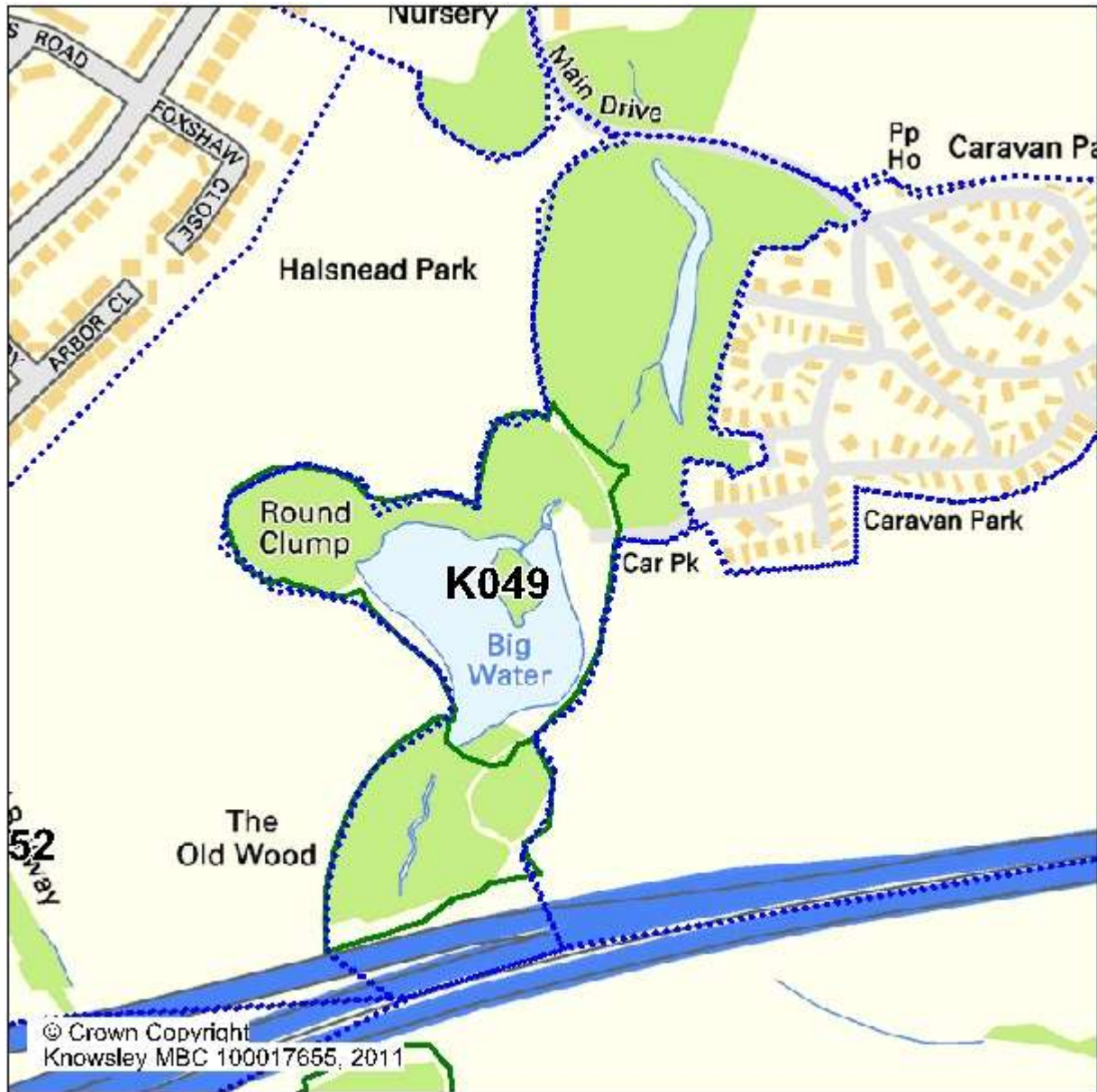
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is constrained by urban area to north and M62 to south. The west of the parcel is contained by the woodland within Parcel 52 and the caravan park within Parcel 51 which is largely developed. The remainder the remainder of the parcel to the east is
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	Listed Buildings to north and eastern boundaries of parcel.
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

# Parcel Analysis K048

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	The parcel contains a local nature site - Local Wildlife Site (LWS). The parcel contains a countryside recreation area and tow Listed Buildings.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K049

Parcel ID	K049	Size (ha)	8.55
Description	Woodland south of Prescott/Whiston (including LWS 16&49), Prescott		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	Yes
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	Developed parcel. Parcel is poorly contained on all sides with the exception of small areas of the southern boundary adjacent to the M62 and the north eastern corner bounded by the caravan park within Parcel 51.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

# Parcel Analysis K049

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	The parcel contains a local nature site - Local Wildlife Site (LWS). The parcel contains a countryside recreation area.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K050

Parcel ID	K050	Size (ha)	26.52
Description	Bowring Park Golf Course (west), Huyton		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

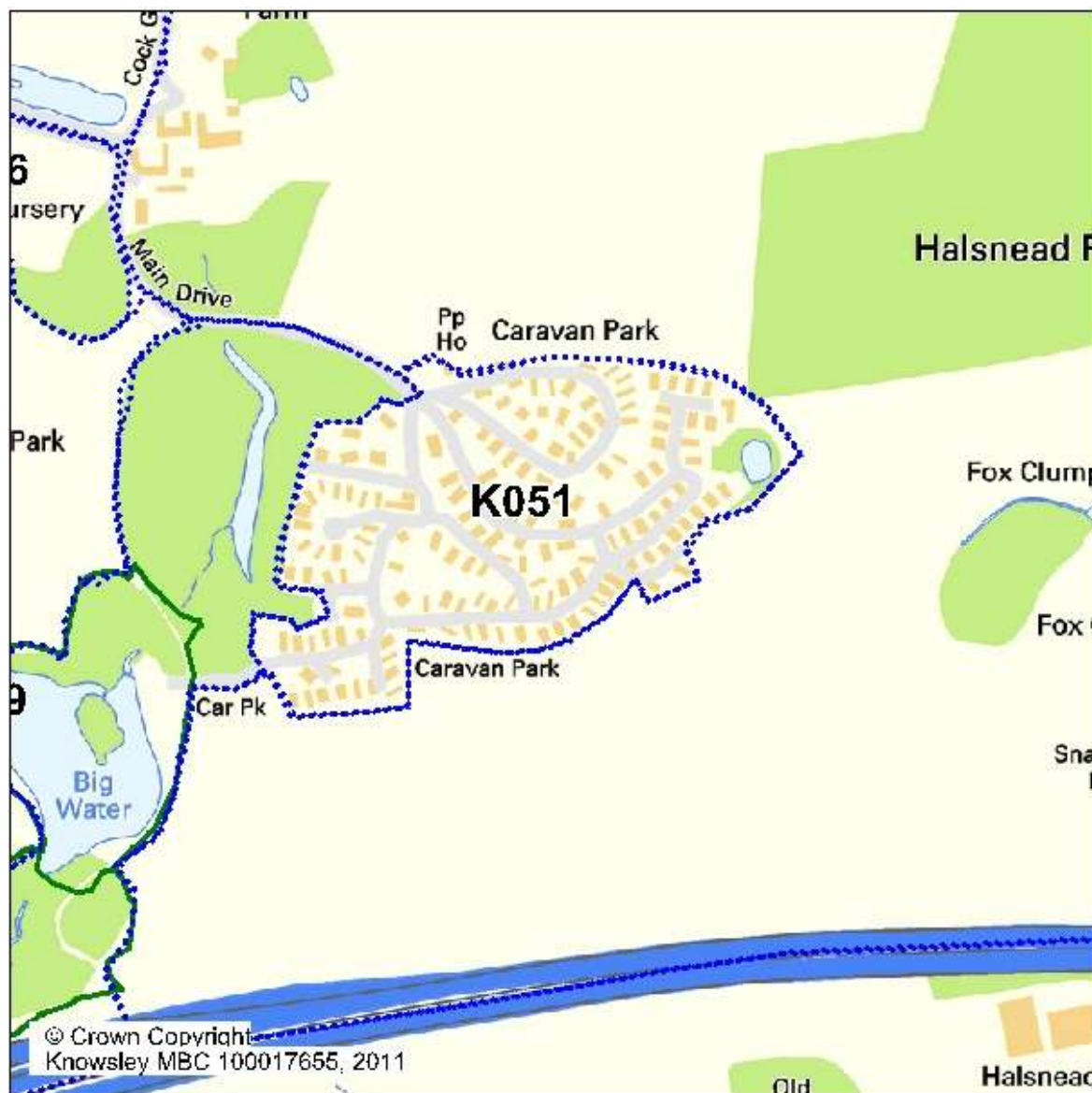
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is well contained to the north east and west by the M62 and the urban area. The south and south eastern corner are poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	NO	Stage 2 Commentary	Parcel is within essential gap between Childwall / Gateacre (Liverpool) to the south, and Huyton & Roby to the north beyond the M62. Development within this parcel would significantly reduce this gap

## Parcel Analysis K050

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	100% of the parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K051

Parcel ID	K051	Size (ha)	6.61
Description	Mobile Home / Caravan Park, Halsnead Park, Whiston		



## Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	The parcel is largely developed as a caravan park with associated infrastructure. The parcel lacks containment with adjacent parcels with the exception of the woodland within Parcel 49.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, further development within this parcel would not have a significant impact on separation



# Parcel Analysis K051

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K052

Parcel ID	K052	Size (ha)	20.05
Description	Land to the south of Whiston bounded by Windy Arbor Road and Main Drive		



<b>Stage 1</b>			
Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
<b>Stage 2</b>			
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	The parcel is entirely well contained by the urban area to the west, woodland to the east and the M62 to the south.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

## Parcel Analysis K052

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel contains a local nature site - Local Wildlife Site (LWS) and Listed Building.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K053

Parcel ID	K053	Size (ha)	2.42
Description	Land bounded by Windy Arbor Brow and Windy Arbor Road, Whiston		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	The parcel is well contained by the urban area to the north and highway infrastructure (Motorway slip road) to the south.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

## Parcel Analysis K053

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K054

Parcel ID	K054	Size (ha)	97.62
Description	Land bounded by M62, Bowring Park Golf Course and Naylor's Road		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

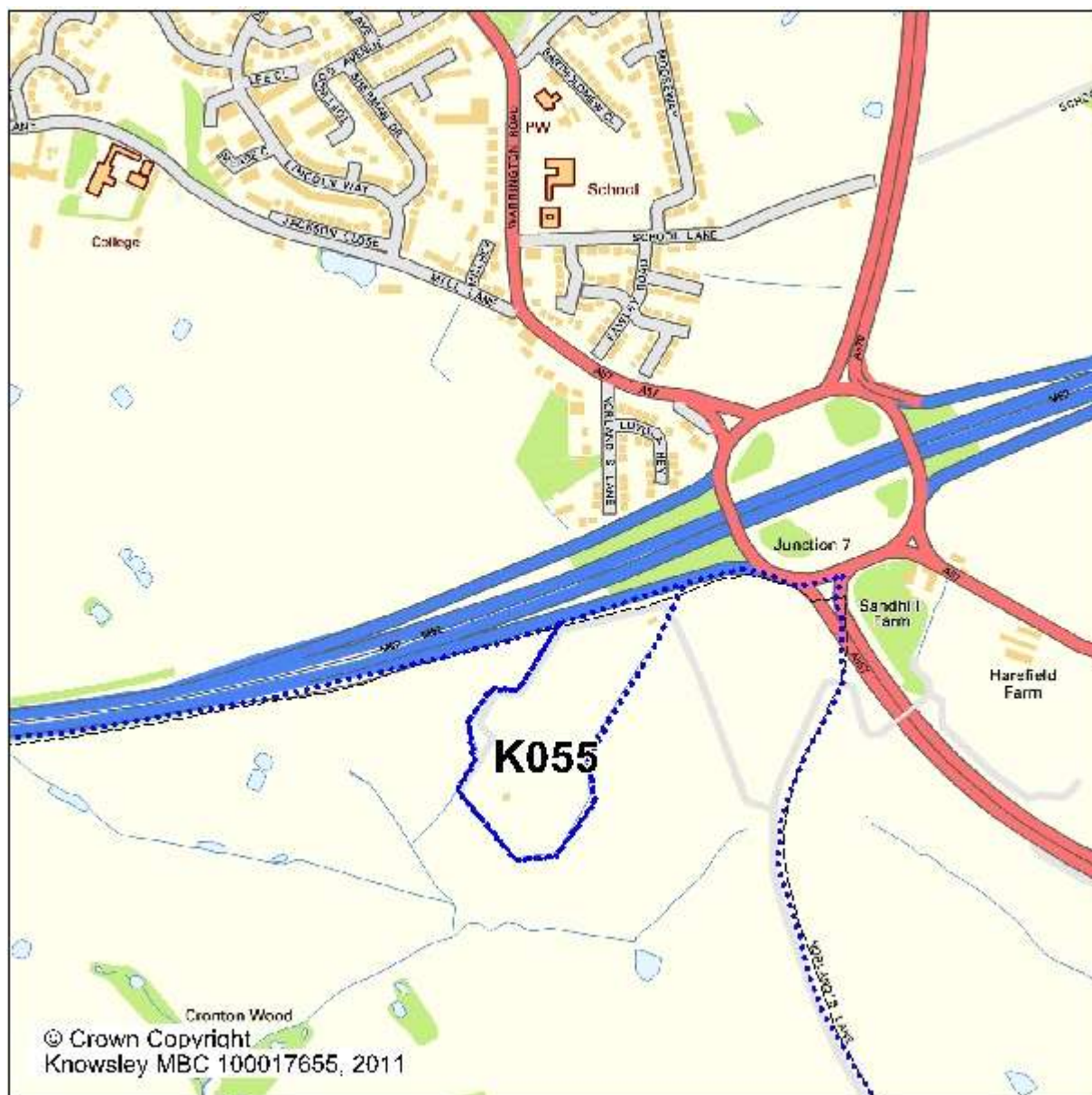
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	The parcel is contained along the majority of the northern boundary by the M62. The south western section of the parcel is well contained by the urban area, with the remainder poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Huyton and Childwall / Gateacre (Liverpool). Development within this parcel would significantly reduce this gap.

# Parcel Analysis K054

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K055

Parcel ID	K055	Size (ha)	4.55
Description	Disused Sewage Works, south of Junction 7 M62, Prescott		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap, development within this parcel would not have a significant impact on separation



## Parcel Analysis K055

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage - NC		

# Parcel Analysis K056

Parcel ID	K056	Size (ha)	7.17
Description	Land south of Edenhurst Avenue, Huyton		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

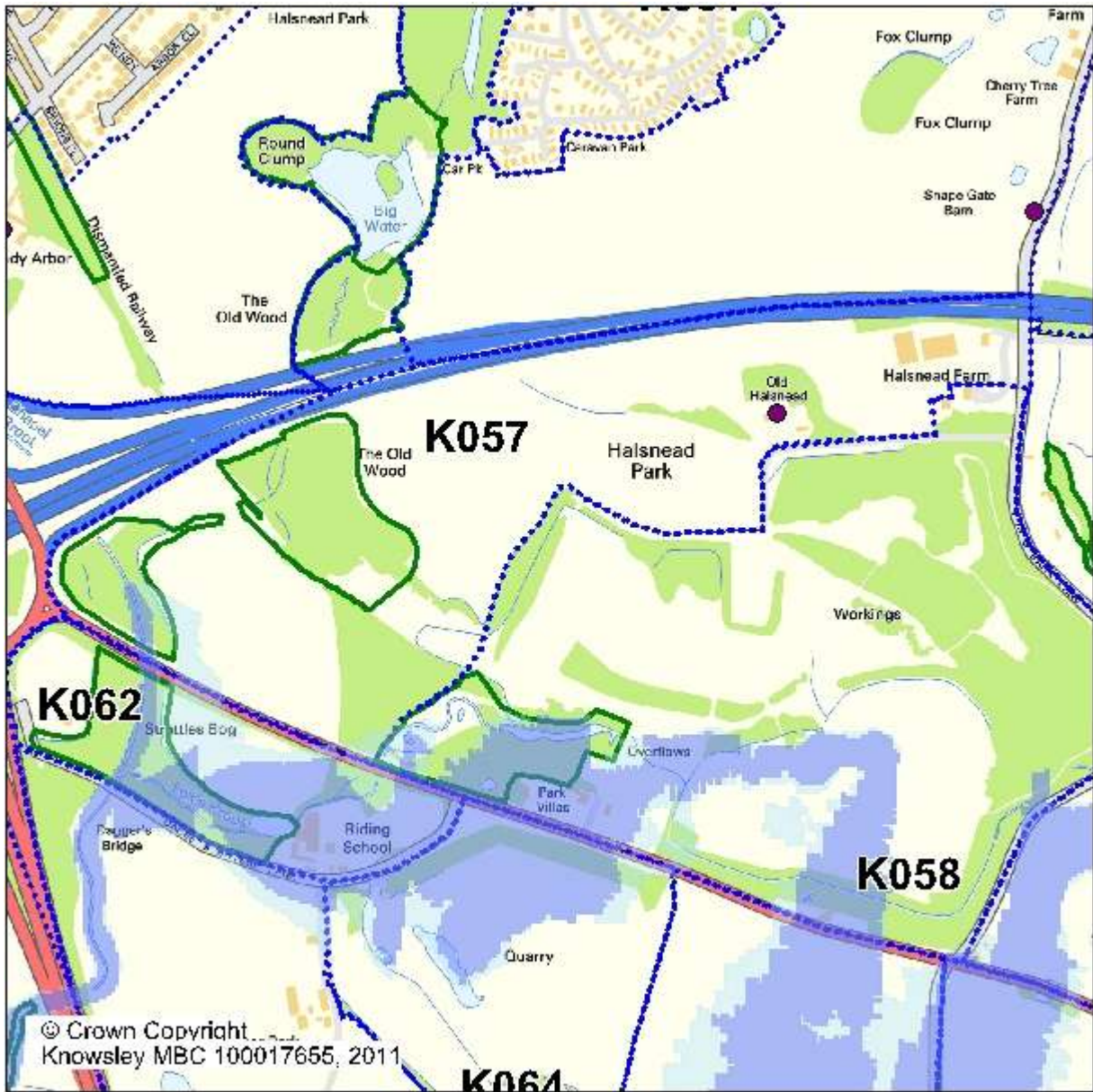
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is contained by the urban area to north and south. The remainder of the parcel to the east is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within narrow gap between Huyton and Childwall / Gateacre (Liverpool). Development within this parcel would not significantly reduce this gap as the parcel is relatively small in relation to the gap in question. Development within this parcel ma

## Parcel Analysis K056

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K057

Parcel ID	K057	Size (ha)	34.41
Description	Land south of M62, bounded by Cronton Colliery		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area. Parcel is well contained to north by the M62 and to the west by M62 (slip roads / roundabout) and an A road. The south of the parcel is poorly contained by a broken tree line.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	Parcel contains Listed Building, setting is contained by surrounding woodland.
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

## Parcel Analysis K057

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS) and a Listed Building.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC. Returned to Study at Stage 4b		

# Parcel Analysis K058

Parcel ID	K058	Size (ha)	42.88
Description	Cronton Colliery		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area. Parcel is well contained to the south by A road, and to the east by minor road with the addition of tree line / woodland and boundary wall for former Colliery. The remainder of the parcel to the north is pool
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

## Parcel Analysis K058

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC. Returned to Study at Stage 4a		

# Parcel Analysis K059

Parcel ID	K059	Size (ha)	31.94
Description	M57 / M62 Interchange "Tarbock Island", Huyton		



### Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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### Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is contained by the urban area to the north. Parcel is defined and well contained by highways infrastructure.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation



## Parcel Analysis K059

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K060

Parcel ID	K060	Size (ha)	157.26
Description	Land bounded by M62, Fox's Bank Lane, Cronton Road and Hall Lane, Cronton		



## Stage 1

Is the parcel fully developed? (D = Yes)	Removed at Stage 1	NO
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## Stage 2

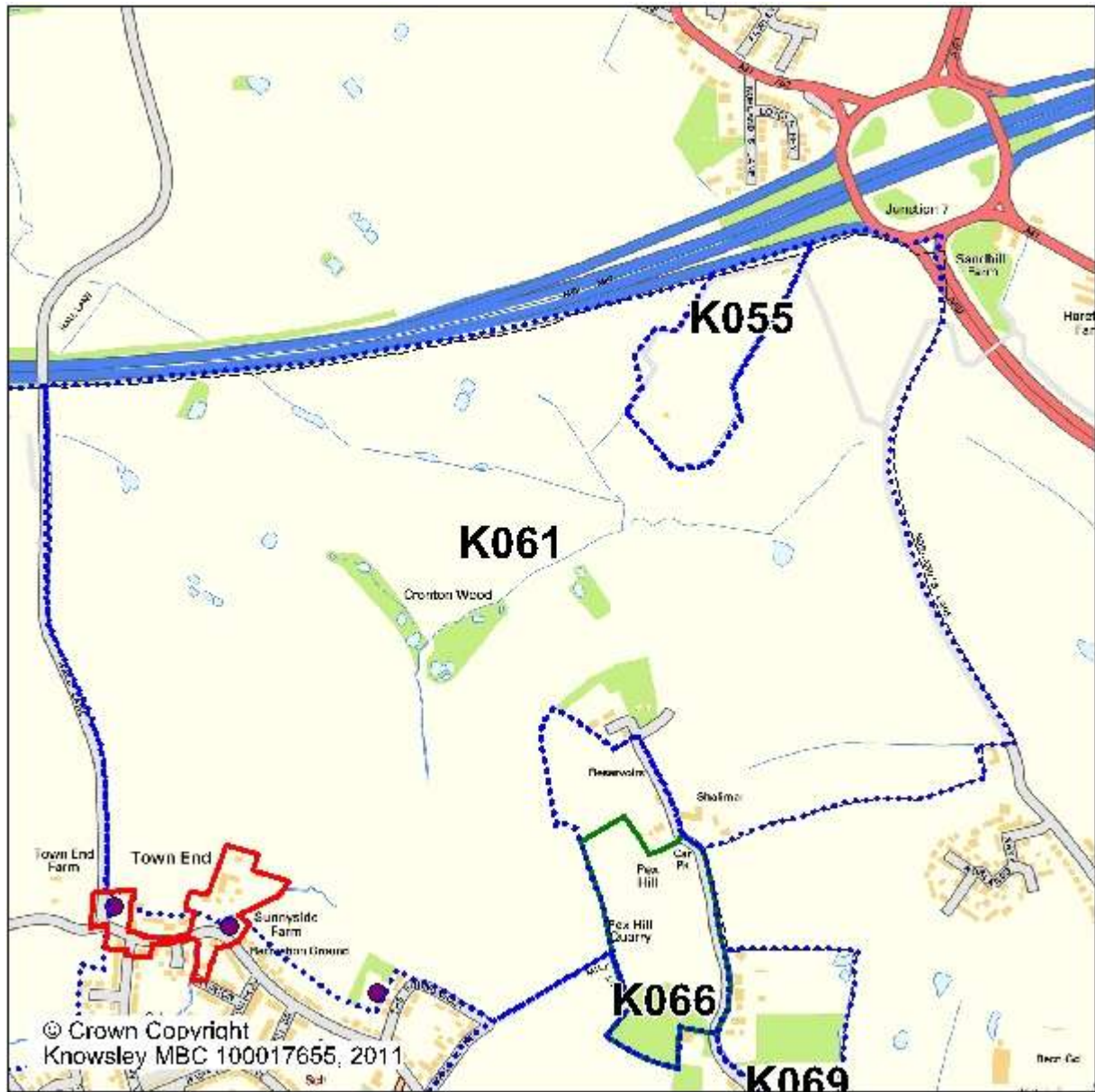
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	South eastern corner of the parcel is contained by the urban area - Cronton Village. Parcel is well contained to north by the M62 and south by A road. The west of the parcel is contained by the boundary with Parcel 58/59, which features a minor road reinf
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	South of parcel is adjacent to Cronton Village Conservation Area. Development in this area may effect views of semi rural CA
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

# Parcel Analysis K060

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	Yes
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and should only be considered for future development as part of a sequential approach. The parcel also contains a heritage assets		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K061

Parcel ID	K061	Size (ha)	113.56
Description	Land bounded by M62, Norland's Lane, Mill Lane and Hall Lane		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

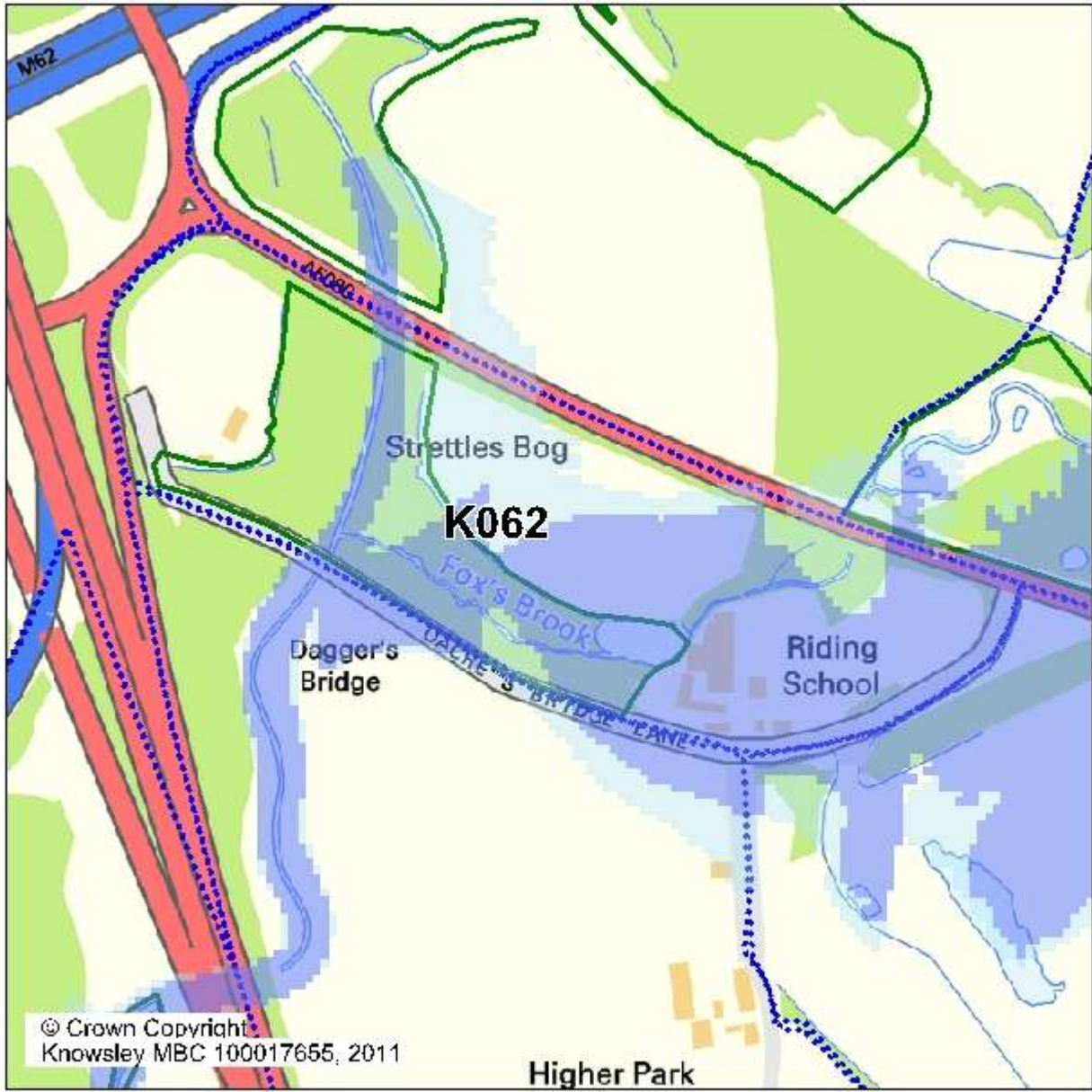
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is contained the north by the M62 and to the south by an A road and the urban area within Cronton Village. The remainder of the parcel to the west and east is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	South of parcel is adjacent to Cronton Village Conservation Area. Development in this area may effect views of semi rural CA
Discard at Stage 2	No	Stage 2 Commentary	Parcel is partially within essential gap between Cronton Village and Widnes. Development the southern section of parcel would significantly reduce this gap - see plan.

# Parcel Analysis K061

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	Yes
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel also contains a heritage assets - Conservation Area		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K062

Parcel ID	K062	Size (ha)	9.65
Description	Land bounded by Cronton Road and Dacre's Bridge Lane		



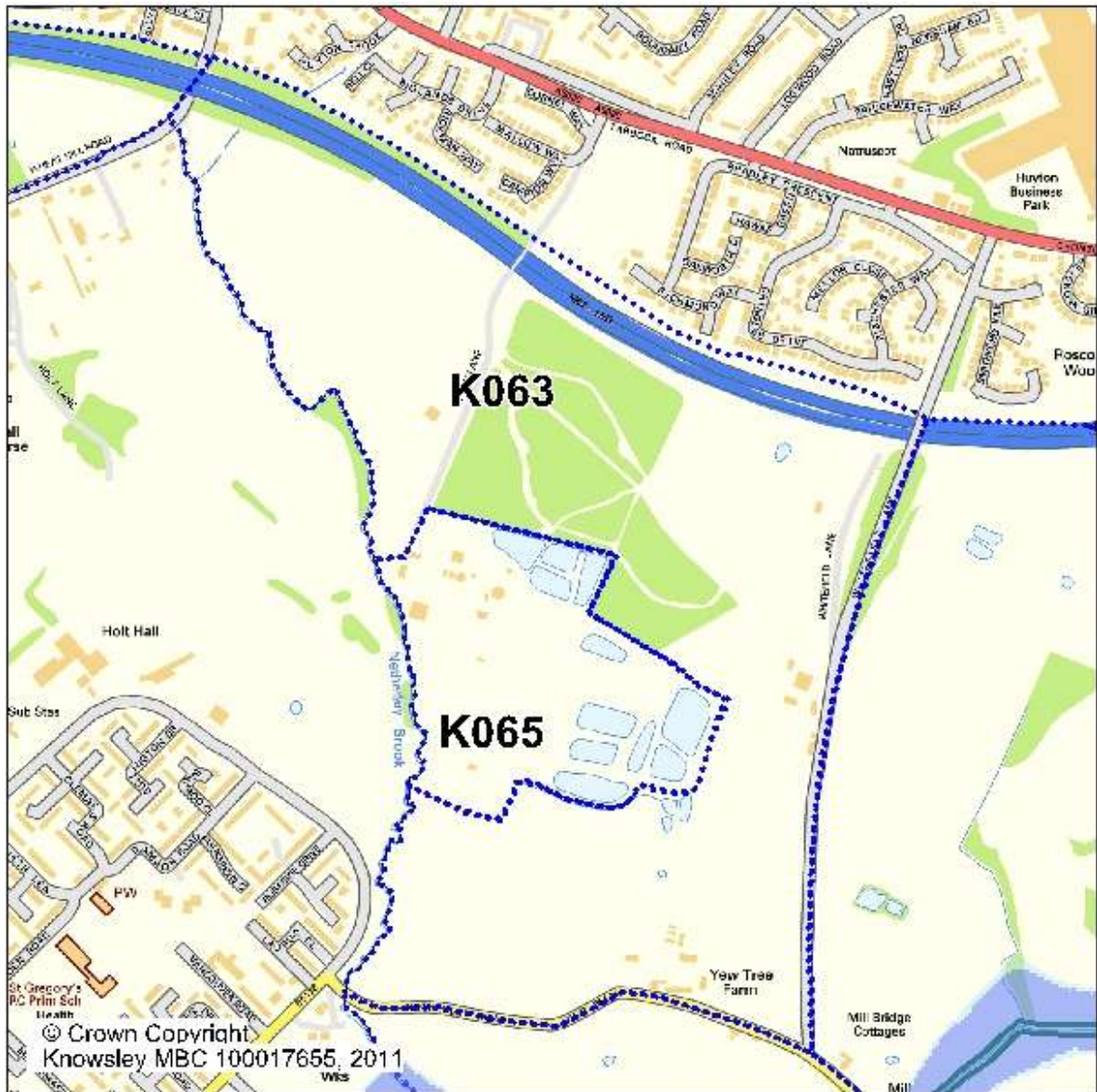
<b>Stage 1</b>			
Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
<b>Stage 2</b>			
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

## Parcel Analysis K062

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K063

Parcel ID	K063	Size (ha)	60.96
Description	Land bounded by M57, Coney Lane, Whitefield Lane and Netherley Road, Tarbock		



<b>Stage 1</b>			
Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
<b>Stage 2</b>			
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area. Parcel is well contained to the north by M62 and south by B road. The remainder of the parcel is poorly contained by a minor road and open fields to the east and west respectively.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap between Huyton and Childwall / Gateacre (Liverpool). Development within this parcel would significantly reduce this gap

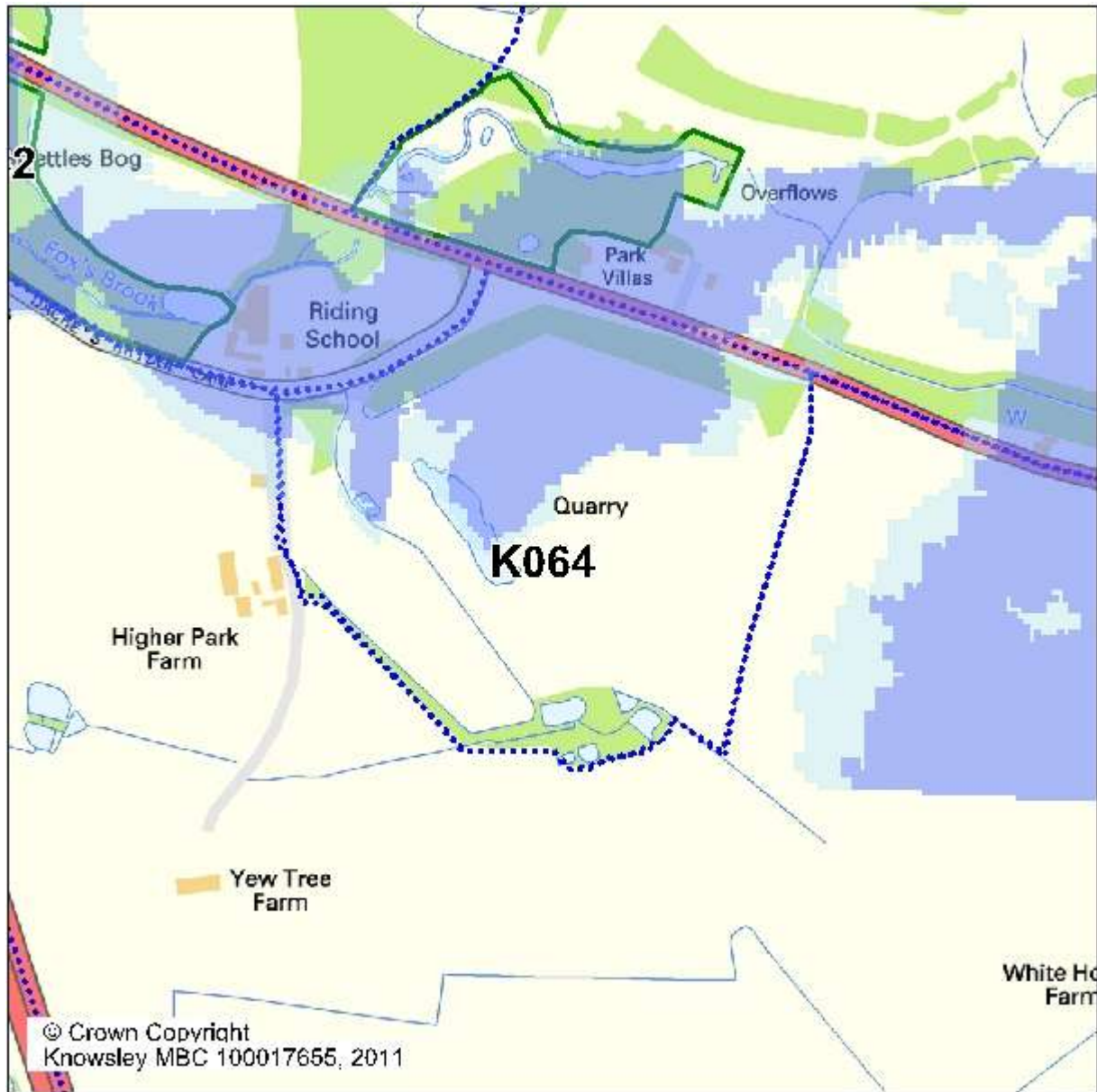


# Parcel Analysis K063

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC & EG		

# Parcel Analysis K064

Parcel ID	K064	Size (ha)	13.78
Description	Cronton Clay Pit		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area. Parcel is poorly contained with the exception with the north eastern corner which is bounded by an A road.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

# Parcel Analysis K064

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K065

Parcel ID	K065	Size (ha)	12.98
Description	Huyton Sewage Works, Huyton		



## Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area. Parcel is developed - WWTW. The parcel lacks containment on all sides.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Huyton and Childwall / Gateacre (Liverpool). Development within this parcel would significantly reduce this gap and potentially create a precedent for similar development south Huyton and around the M62

# Parcel Analysis K065

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K066

Parcel ID	K066	Size (ha)	8.35
Description	Pex Hill, Cronton		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area. Parcel lacks containment on all sides - mixture of broken tree lines and a minor road to south eastern corner.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	YES	Stage 2 Commentary	Parcel is within essential gap between Cronton Village and Widnes. Development within this parcel would significantly reduce this gap.

## Parcel Analysis K066

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	Almost 100% of the parcel contains a local nature site - Local Wildlife Site (LWS), the remainder of the parcel to the north is dense woodland. The parcel also contains a countryside recreation area.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC & EG		

# Parcel Analysis K067

Parcel ID	K067	Size (ha)	143.5
Description	Land south west of Tarbock Island, bounded by Netherley Road and Water Lane, Tarbock		



## Stage 1

Is the parcel fully developed? (D = Yes)	Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area. Parcel is partially contained by M57 to east and M62 to north. The southern boundary is contained by a B road and build development within Tarbock Village. The western boundary and south eastern corner are p
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	Parcel contains Listed Building, Tarbock Hall, setting contains the majority of the surrounding open countryside within parcel.
Discard at Stage 2	No	Stage 2 Commentary	Parcel is partially within an essential gap between Tarbock Village and Liverpool, development within southern tip, to the east of Tarbock Village would significantly reduce this gap. Contains Tarbock Hall (Listed Building) - Development within the south

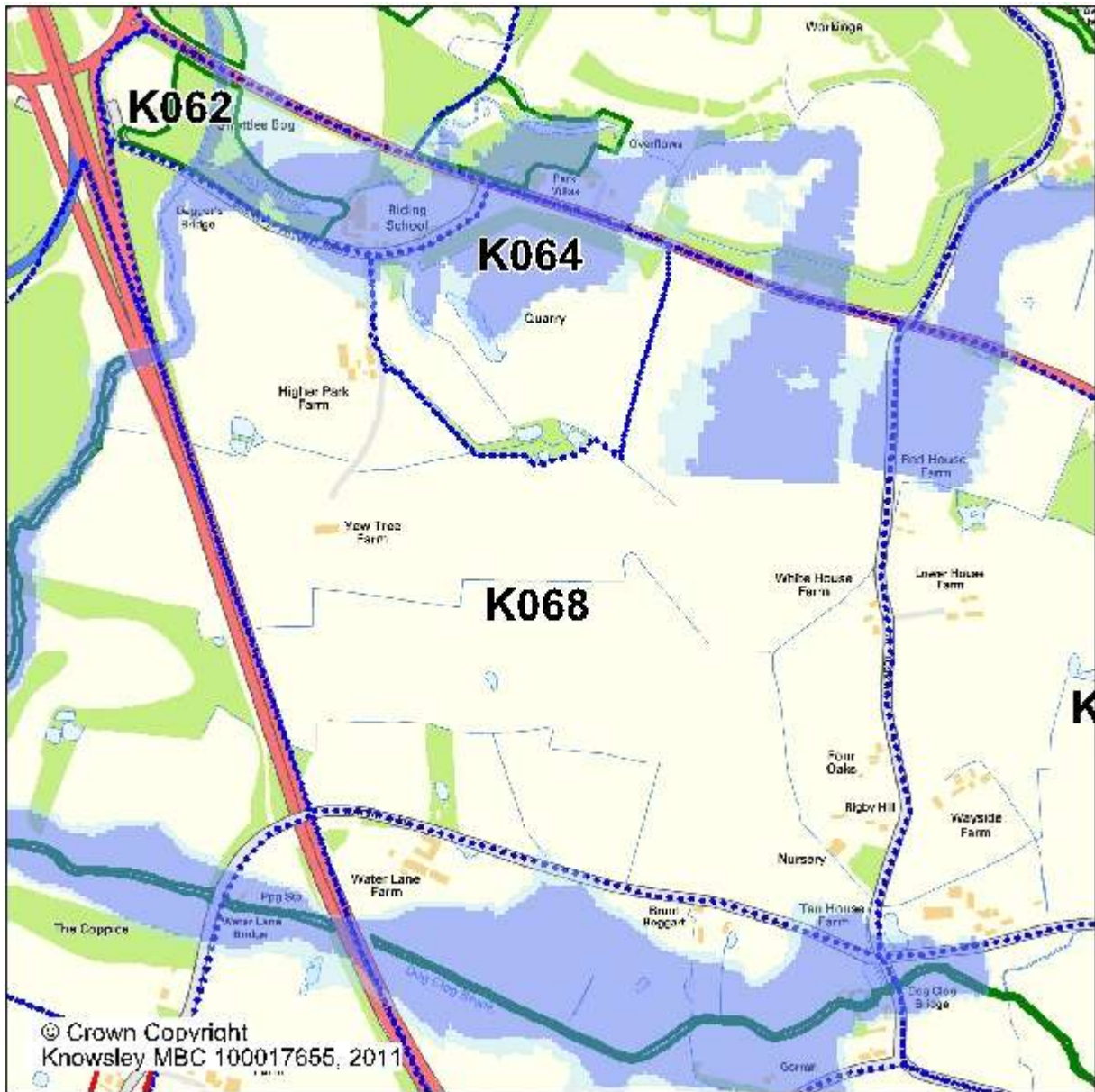


## Parcel Analysis K067

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel contains a local nature site - Local Wildlife Site (LWS) and Listed Building.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K068

Parcel ID	K068	Size (ha)	87.29
Description	Land bounded by Cronton Road, Prescott Road, Water Lane and A5300 (Knowsley Expy)		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	The north and western boundaries are well contained by A roads. The south and eastern boundaries are poorly contained by minor roads.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

## Parcel Analysis K068

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2		

# Parcel Analysis K069

Parcel ID	K069	Size (ha)	4.6
Description	Residential properties south east of Pex Hill, Cronton		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area. The parcel is poorly contained on all sides by a minor road and broken tree line.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Cronton Village and Widnes. Development within this parcel would significantly reduce this gap.

## Parcel Analysis K069

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC & EG		

# Parcel Analysis K070

Parcel ID	K070	Size (ha)	11.83
Description	Land bounded by Mill Lane, Cronton Road and Pex Hill		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	The parcel is well contained to west by the urban area. The remainder of the parcel is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap between Cronton Village and Widnes. Development within this parcel would significantly reduce this gap. Development would also lead to urban sprawl along Cronton Road

# Parcel Analysis K070

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K071

Parcel ID	K071	Size (ha)	59.73
Description	Land bounded by Cronton Road, Alder Lane and Prescott road, Cronton		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation



# Parcel Analysis K071

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K072

Parcel ID	K072	Size (ha)	102.19
Description	Land bounded by Cronton Road, Chapel Lane, Alder Lane and Stockwell Road, Cronton		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

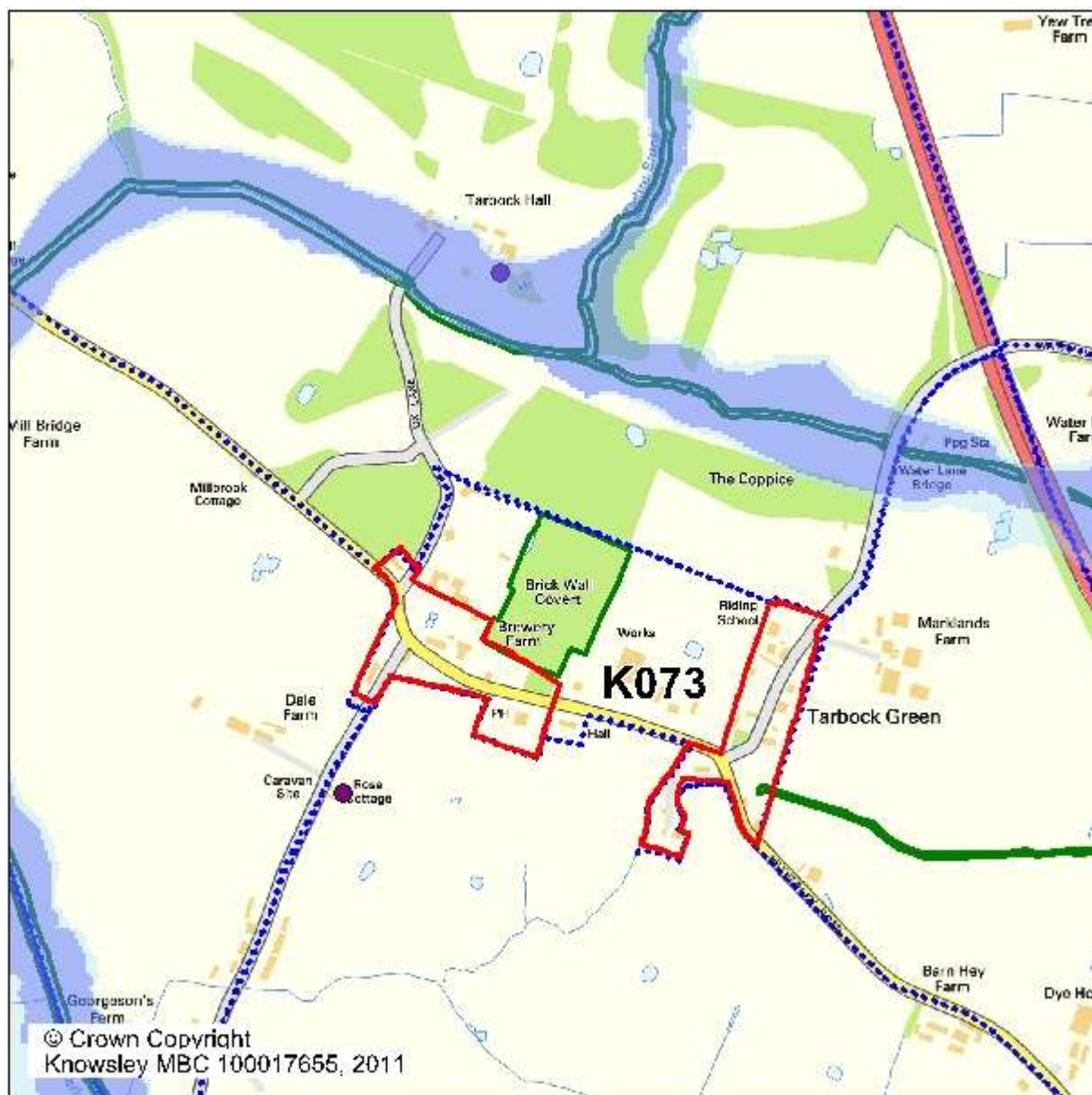
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	The south of this parcel is well contained by the urban area within Hough Green. The north eastern corner of the parcel is contained by Cronton Village and an A road. The remainder is poorly contained by minor roads.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	NO	Stage 2 Commentary	Parcel is partially within essential gap between Cronton Village and Widnes. Development within the east of this parcel would significantly reduce this gap. Development would also lead to urban sprawl along road on eastern edge

## Parcel Analysis K072

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 4b - Meeting Needs		

# Parcel Analysis K073

Parcel ID	K073	Size (ha)	15.81
Description	Tarbock Village		



## Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	S	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within wide gap between Liverpool and Widnes. Development within this parcel could have a detrimental effect on Tarbock's Conservation Areas

# Parcel Analysis K073

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	Yes
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel contains a local nature site - Local Wildlife Site (LWS). The parcel also contains a heritage assets - Conservation Area and Listed Buildings		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K074

Parcel ID	K074	Size (ha)	50.3
Description	Land bounded by Water Lane, Cross Hillocks Lane and A5300 (Knowsley Expy)		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

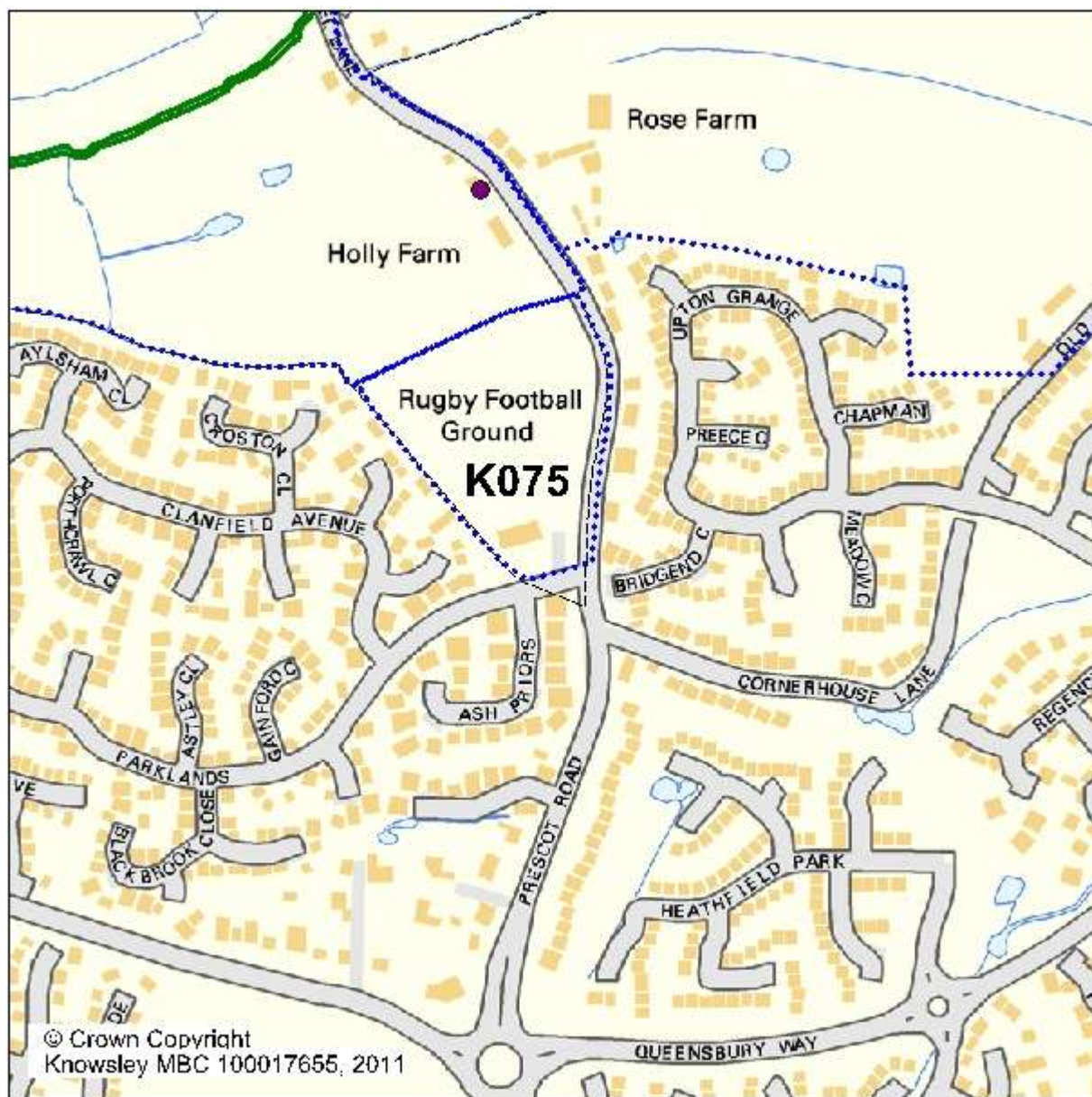
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	Parcel is well contained to west and north by A roads, the remainder of the parcel is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

# Parcel Analysis K074

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	3
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K075

Parcel ID	K075	Size (ha)	2.59
Description	Recreation Ground, Chapel Lane, Cronton		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is well contained to west and east by the urban area within Hough Green. The north of the parcel is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	NO	Stage 2 Commentary	Parcel is within narrow gap between Cronton Village and Widnes. Development within this parcel would reduce this gap.

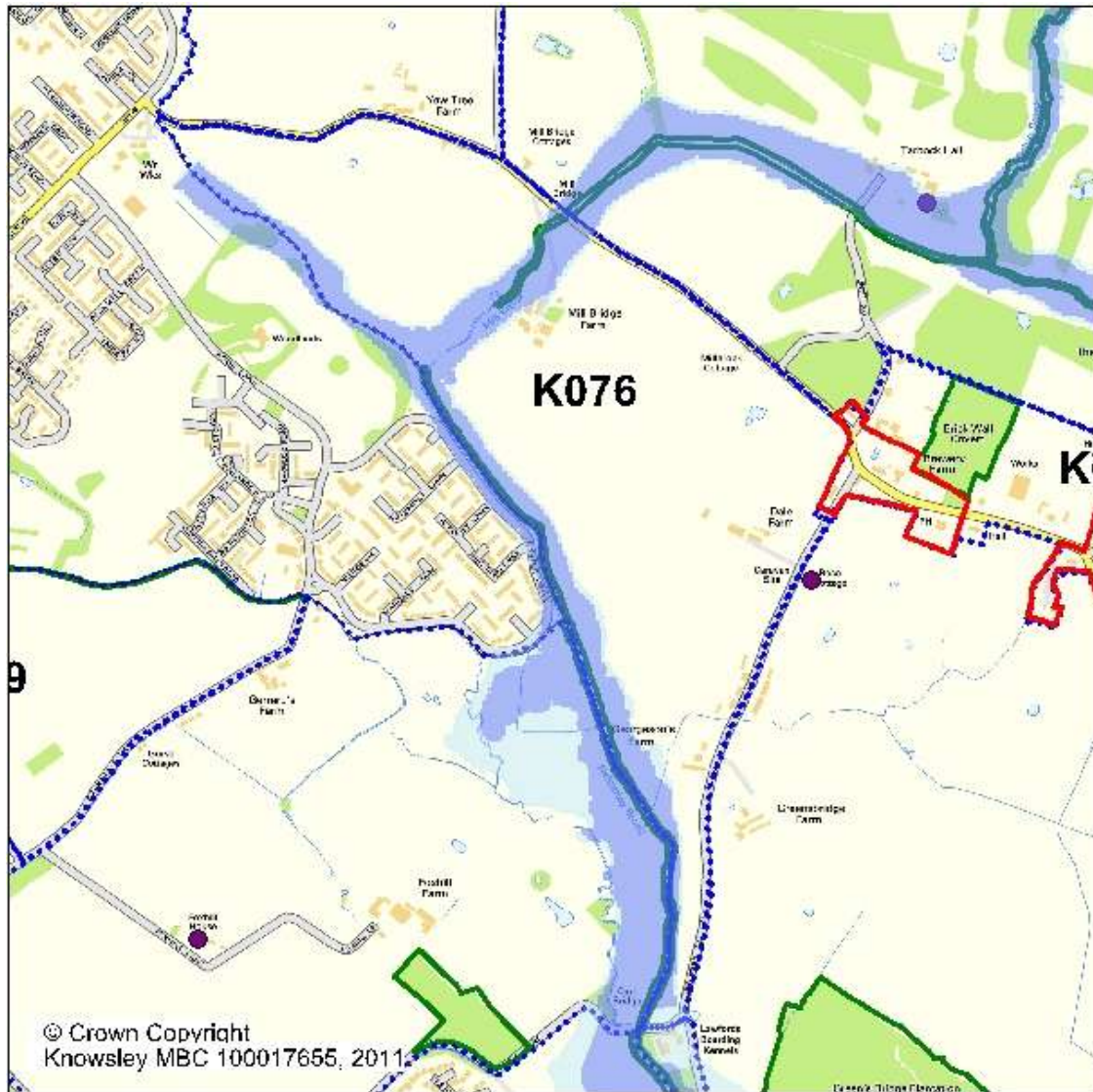


## Parcel Analysis K075

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	3
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 4a		

# Parcel Analysis K076

Parcel ID	K076	Size (ha)	68.39
Description	Land bounded by Stockswell Road, Cross Hilllocks Lane and Netherley Road, Widnes		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is well contained to north by B road, and small portion of the western boundary is well contained by the urban area within Liverpool. The remainder of the parcel is poorly contained.
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Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
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Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	Parcel is adjacent to K067 which contains Listed Building Tarbock Hall. Setting contains the majority of the open countryside within the north of this parcel.
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Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within essential gap between Tarbock Village and Liverpool, Halewood and Liverpool, and Huyton and Liverpool. Development within this parcel would significantly reduce these gaps. Development within the eastern tip of the parcel could also have
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## Parcel Analysis K076

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K077

Parcel ID	K077	Size (ha)	71.82
Description	Land bounded by Stockswell Road, Cross Hilllocks Lane and Netherley Road, Widnes		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	The eastern boundary of the parcel is well contained by the urban area within Hough Green. The remainder of the parcel is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

# Parcel Analysis K077

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 4a		

# Parcel Analysis K078

Parcel ID	K078	Size (ha)	14.12
Description	Woolton Waste Water Treatment Works, Woolton		



### Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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### Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Halewood and Liverpool. Development within this parcel would significantly reduce this gap.

# Parcel Analysis K078

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K079

Parcel ID	K079	Size (ha)	25.71
Description	Land bounded by Gerrard's Lane, North End Lane and WWTW, Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	Parcel is poorly contained on all side, with the exception of the north eastern tip which is contained by the urban area within Liverpool.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Halewood and Liverpool. Development within this parcel would significantly reduce this gap.



## Parcel Analysis K079

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - NC & EG		

# Parcel Analysis K080

Parcel ID	K080	Size (ha)	47.02
Description	Land bounded by Netherley Road, Water Lane and A5300 (Knowsley Expy), Tarbock		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

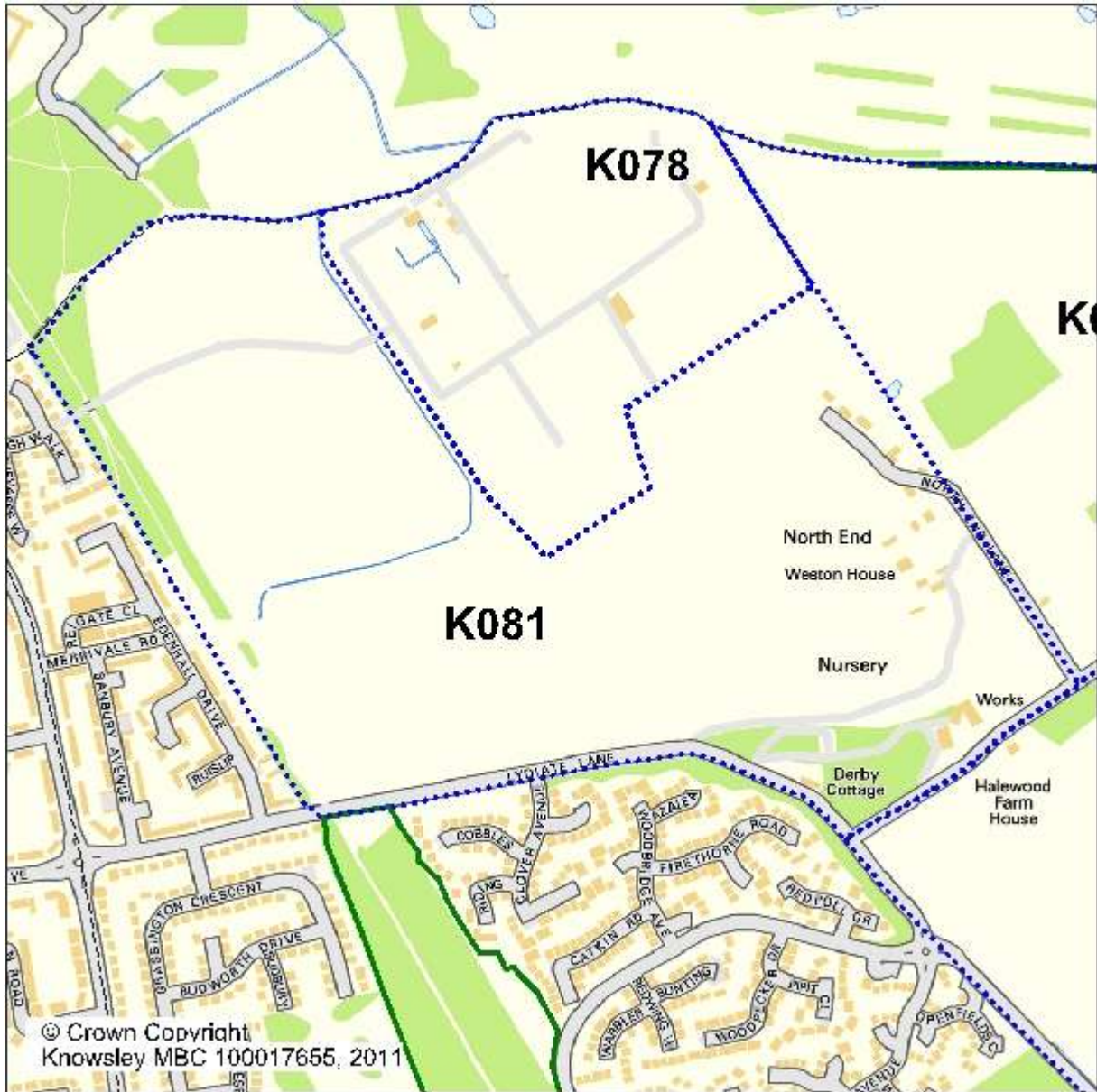
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap, development within this parcel would not have a significant impact on separation

# Parcel Analysis K080

<b>Stage 3a</b>			
<b>Prohibitive ("show-stopper")</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The small part of this parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K081

Parcel ID	K081	Size (ha)	40.94
Description	Land south of WWTW, bounded by Lydiat Lane, Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is well contained to the south and western sides by Halewood and the urban area within Liverpool. The remainder to the north and east are poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Halewood and Liverpool. Development within this parcel would significantly reduce this gap.

# Parcel Analysis K081

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K082

Parcel ID	K082	Size (ha)	98.42
Description	Land bounded by Gerrard's Lane, Church Road / Cartbridge Lane and Netherley Brook, Halewood		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	The south is well contained by Halewood. The remainder of the parcel is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Halewood and Liverpool. Development within this parcel would significantly reduce this gap.

## Parcel Analysis K082

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	Yes	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS) and Listed Building		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis K083

Parcel ID	K083	Size (ha)	188.77
Description	Land south of Tarbock Village, bounded by A5300 and L'pool / Manchester railway		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	Yes
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	PS	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Halewood and Tarbock. Development within this parcel would significantly reduce this gap.



## Parcel Analysis K083

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 1 - NC		

# Parcel Analysis K084

Parcel ID	K084	Size (ha)	38.38
Description	Land bounded by Netherley Road, A5300 and Liverpool – Manchester railway line, Widnes		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

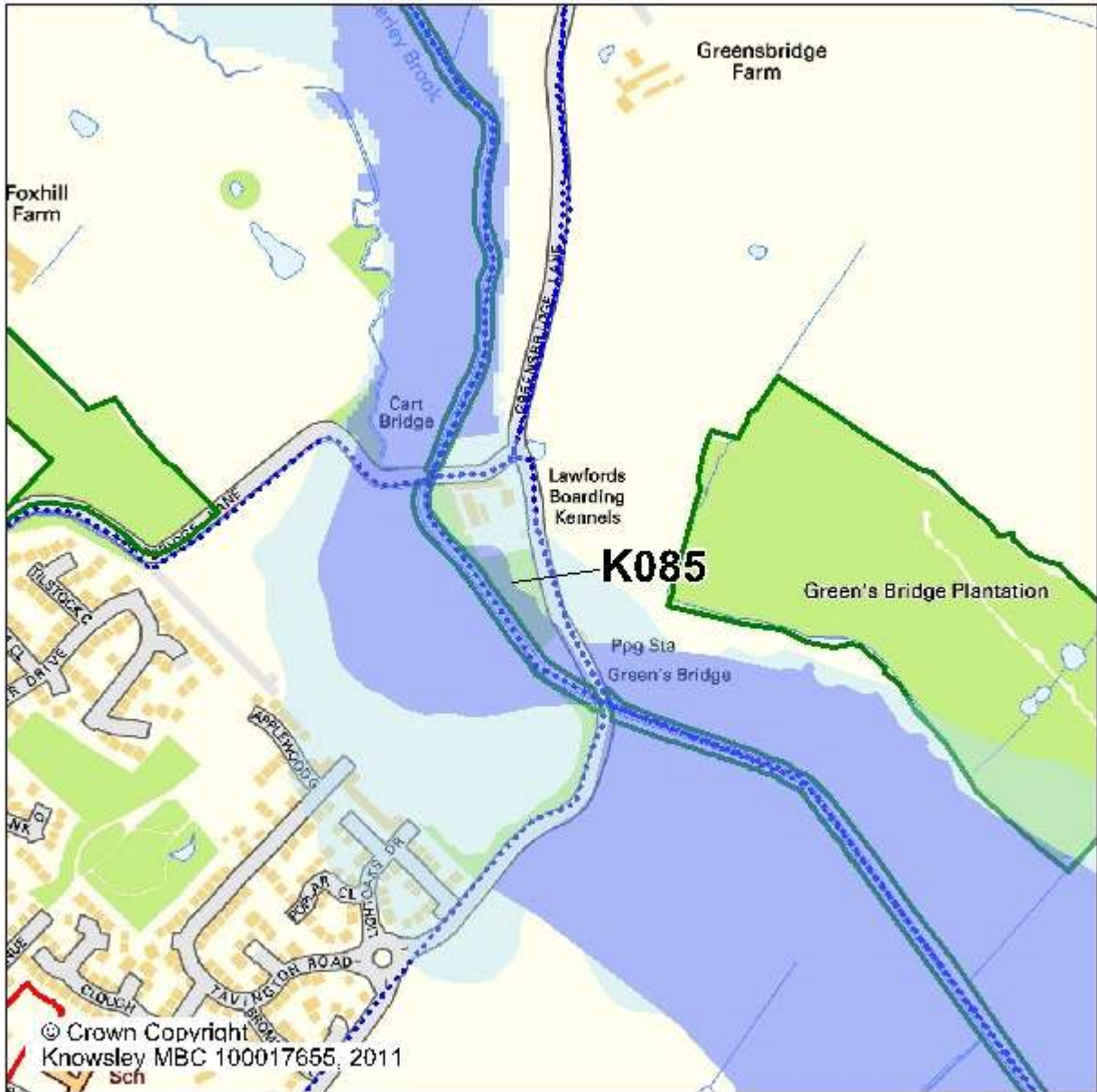
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	The south and east of the parcel are well contained the a railway line and the urban area within Hough Green. The north of the parcel is contained by a B road.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap between Halewood and Widnes. Development within this parcel would significantly reduce this gap.

# Parcel Analysis K084

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 4a		

# Parcel Analysis K085

Parcel ID	K085	Size (ha)	1.58
Description	Dog Kennels to the South of Cartridge Lane, Halewood		



### Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	NO
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### Stage 2

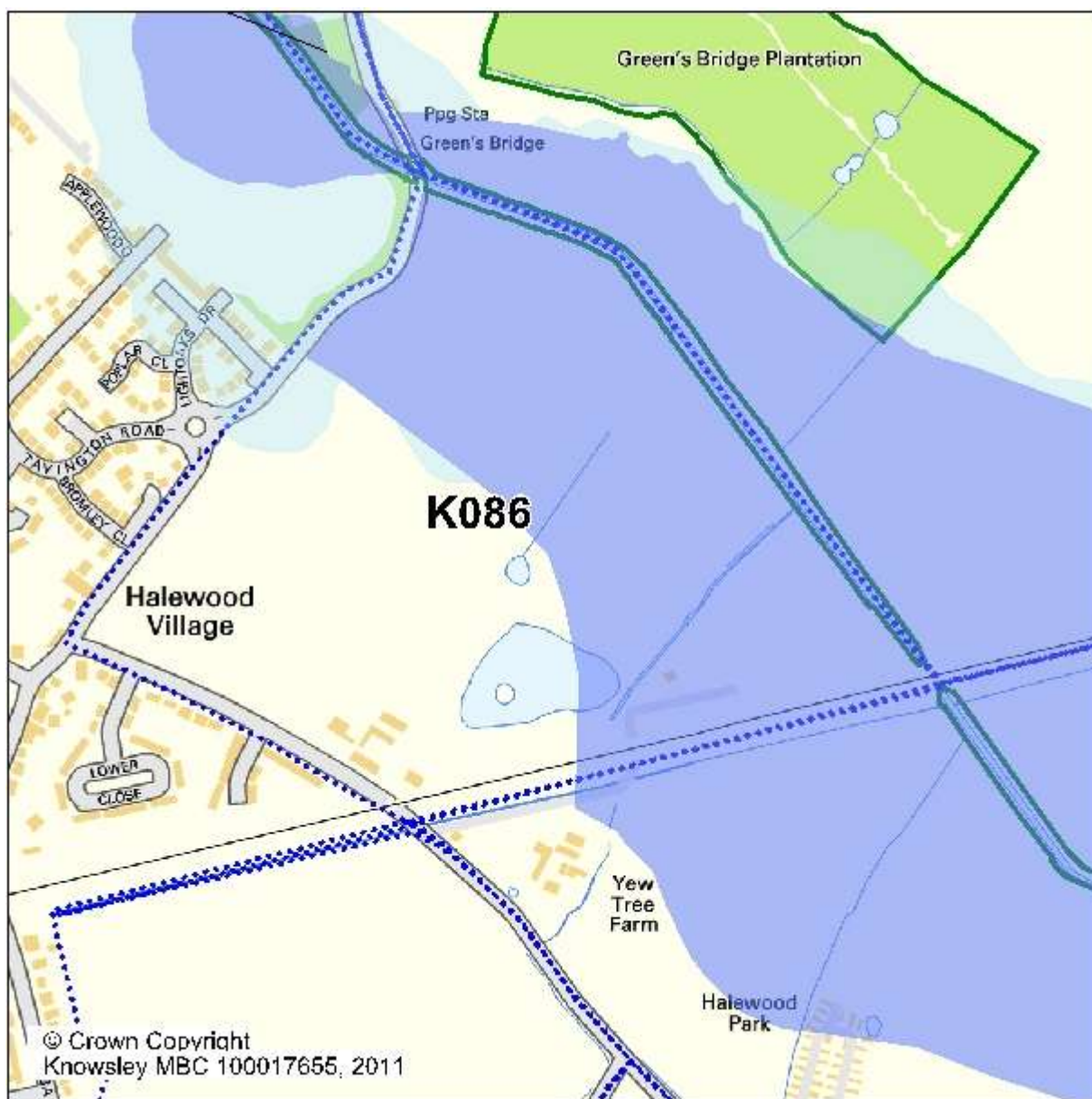
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is well contained to south by Halewood, the remainder is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Halewood and Tarbock. Further development within this parcel would significantly reduce this gap.

# Parcel Analysis K085

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K086

Parcel ID	K086	Size (ha)	29.2
Description	Land bounded by Greenbridge Lane, Liverpool – Manchester railway line and Ditton Brook, Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

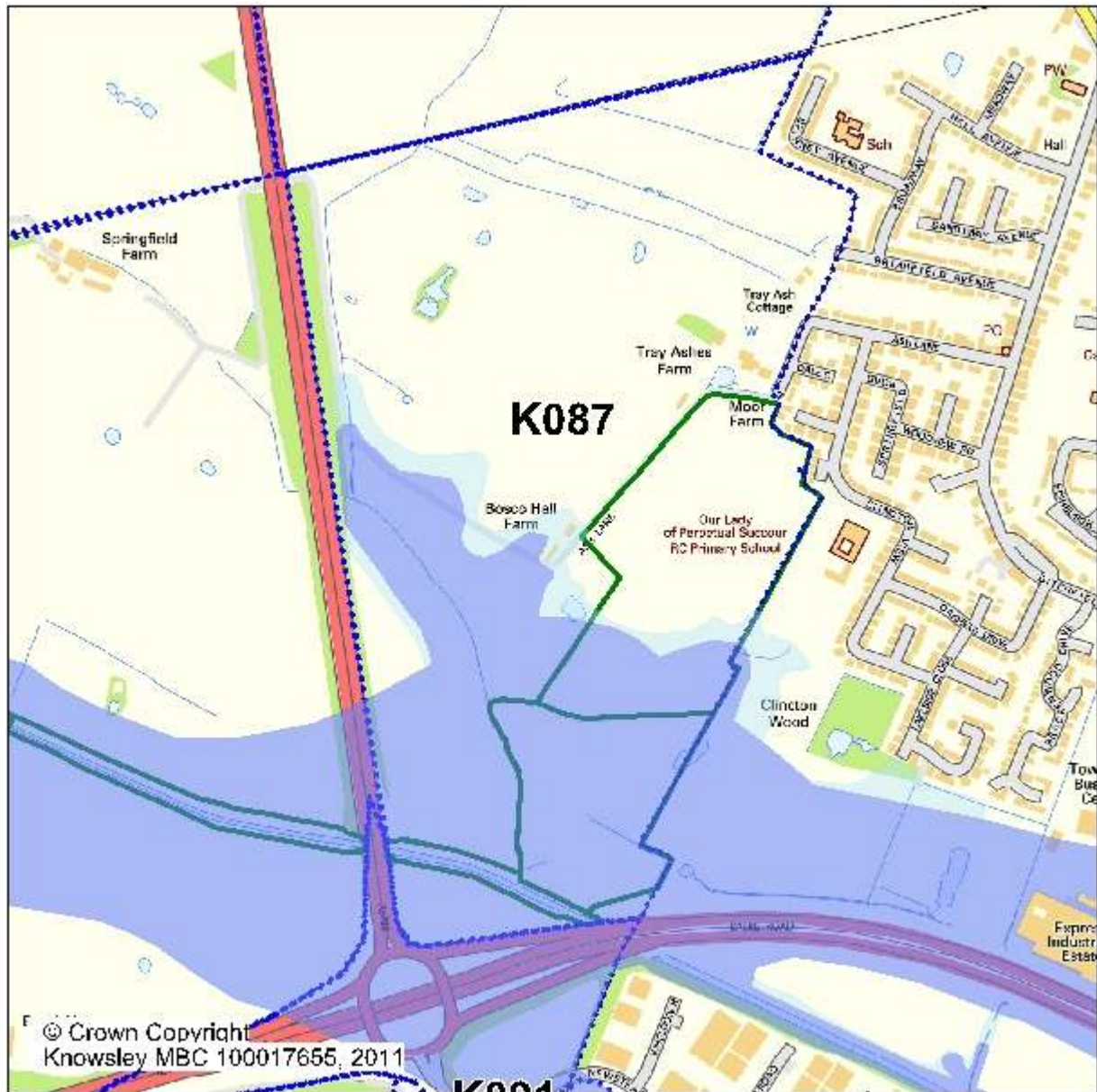
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is well contained by railway line and urban area to south and west. The remainder of the parcel is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap between Halewood and Widnes. Development within this parcel would reduce this gap.

# Parcel Analysis K086

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K087

Parcel ID	K087	Size (ha)	63.69
Description	Land bounded by Liverpool – Manchester railway line, A5300 and Speke Road, Widnes		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by railway line to north, A roads to west and south, and urban area to east.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap between Halewood and Widnes. Development within this parcel would significantly reduce this gap.

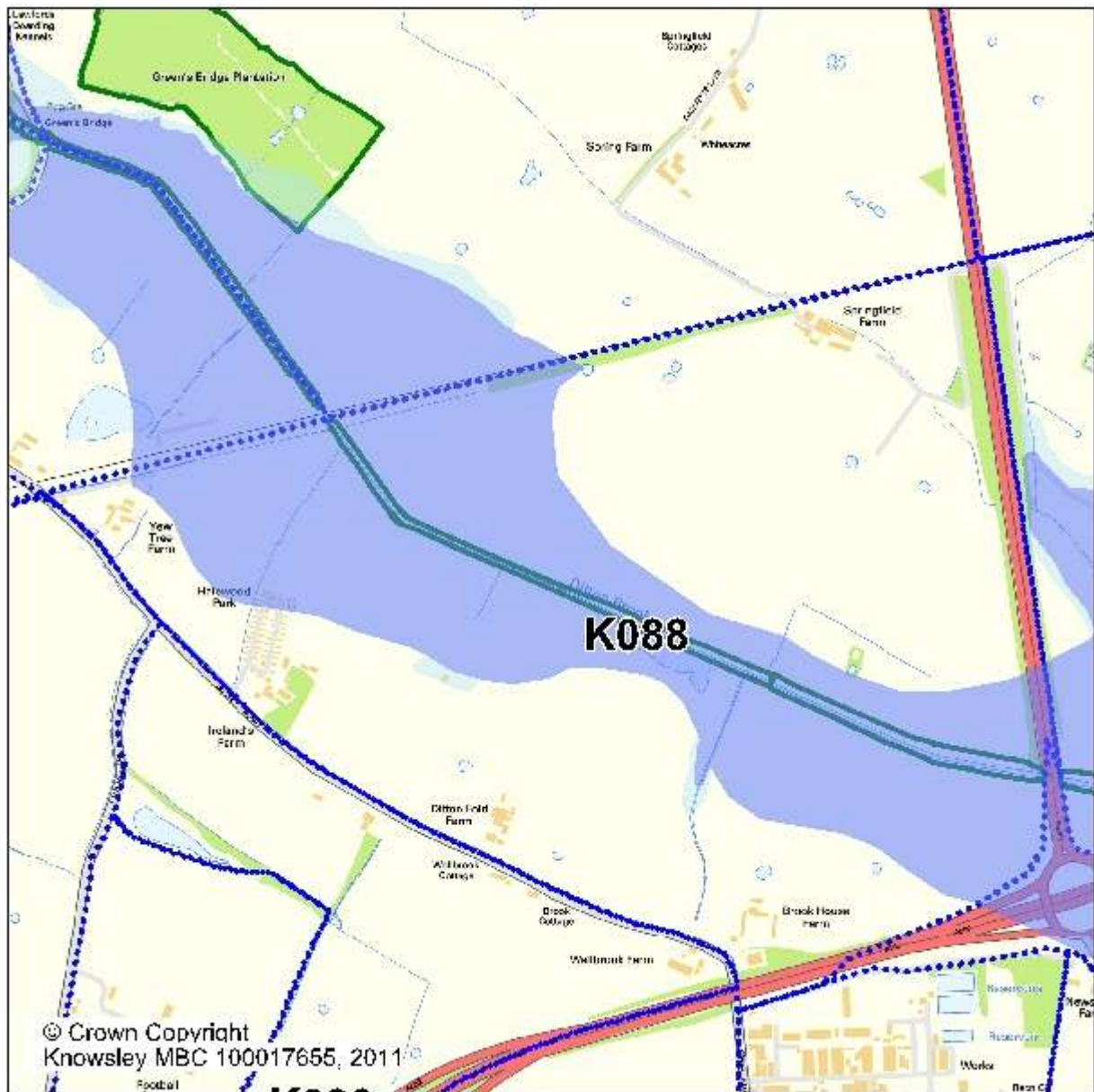


# Parcel Analysis K087

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 4b - Meeting Needs		

# Parcel Analysis K088

Parcel ID	K088	Size (ha)	142.87
Description	Land bounded by Lpool – Manchester Railway Line, Lower Road and A5300 (Knowsley Expy), Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap between Halewood and Widnes. Development within this parcel would significantly reduce this gap.

# Parcel Analysis K088

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The small part of this parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K089

Parcel ID	K089	Size (ha)	46.02
Description	Land bounded by Finch Lane, Higher Road and Baileys Lane, Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is well contained to west, north and south by mixture of a railway line, urban area and A road. The remainder of the parcel is poorly contained by a minor road.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	Mixed
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Small amount of the parcel contains NCS - Dog's Home to south and training centre (former school) to western edge. NCS - dog kennels and training centre (former school).

# Parcel Analysis K089

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K090

Parcel ID	K090	Size (ha)	40.92
Description	Land bounded by Lower Road, Finch Lane and Higher Road, Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap between Halewood and Widnes. Development within this parcel would significantly reduce this gap.

# Parcel Analysis K090

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K091

Parcel ID	K091	Size (ha)	10.93
Description	Junction Knowsley Expy / Speke Road (A562 / A5300)		



## Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained. Parcel is defined and well contained by highways infrastructure.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap between Halewood and Widnes. Development within this parcel would significantly reduce this gap.

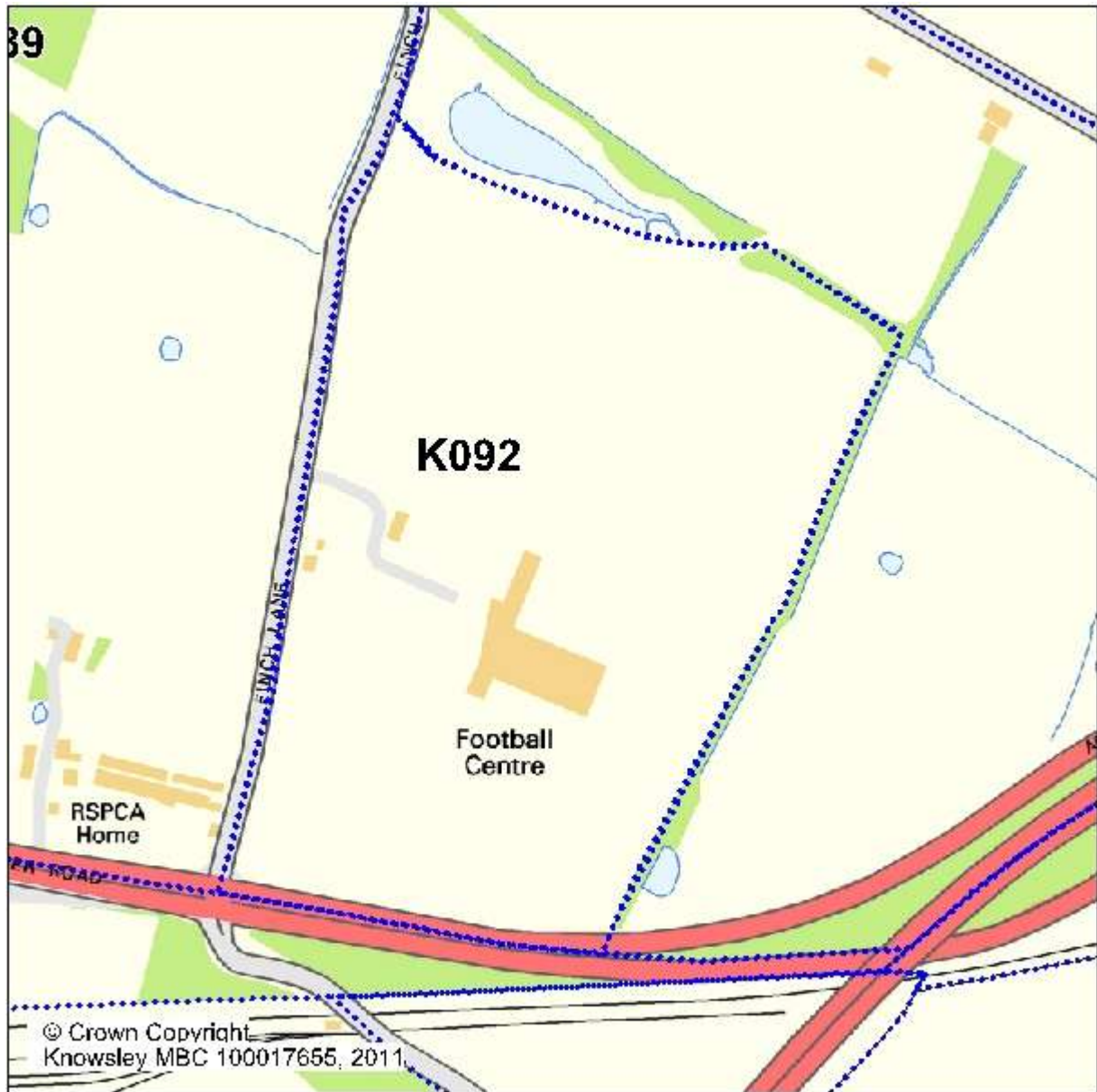


# Parcel Analysis K091

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K092

Parcel ID	K092	Size (ha)	19.68
Description	Everton FC Training Facility, Finch Lane, Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	Partially NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a wide gap between Halewood and Widnes. Development within this parcel would significantly reduce this gap. NCS - Everton FC training facility and conferencing facility

## Parcel Analysis K092

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K093

Parcel ID	K093	Size (ha)	16.16
Description	Chemical Works, Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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## Stage 2

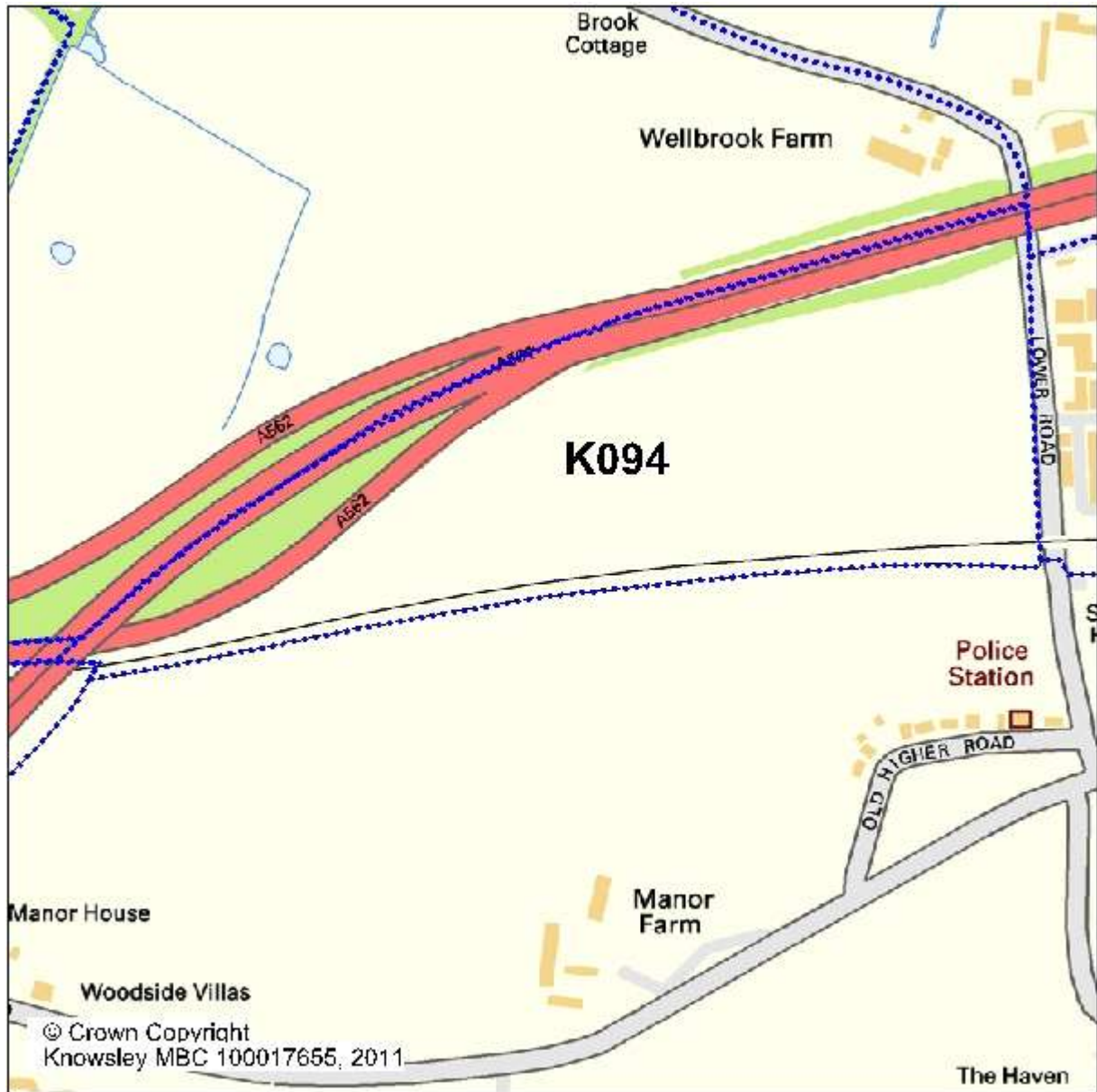
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is contained to north and south by A road and railway line. The remainder of the parcel is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Halewood and Hale Bank. Development within this parcel would significantly reduce this gap. NCS - industrial development "existing major developed site in Green Belt".

# Parcel Analysis K093

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis K094

Parcel ID	K094	Size (ha)	13.05
Description	Land bounded by A562 (Speke Blvd) and West Cost Mainline (Liverpool Branch), Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

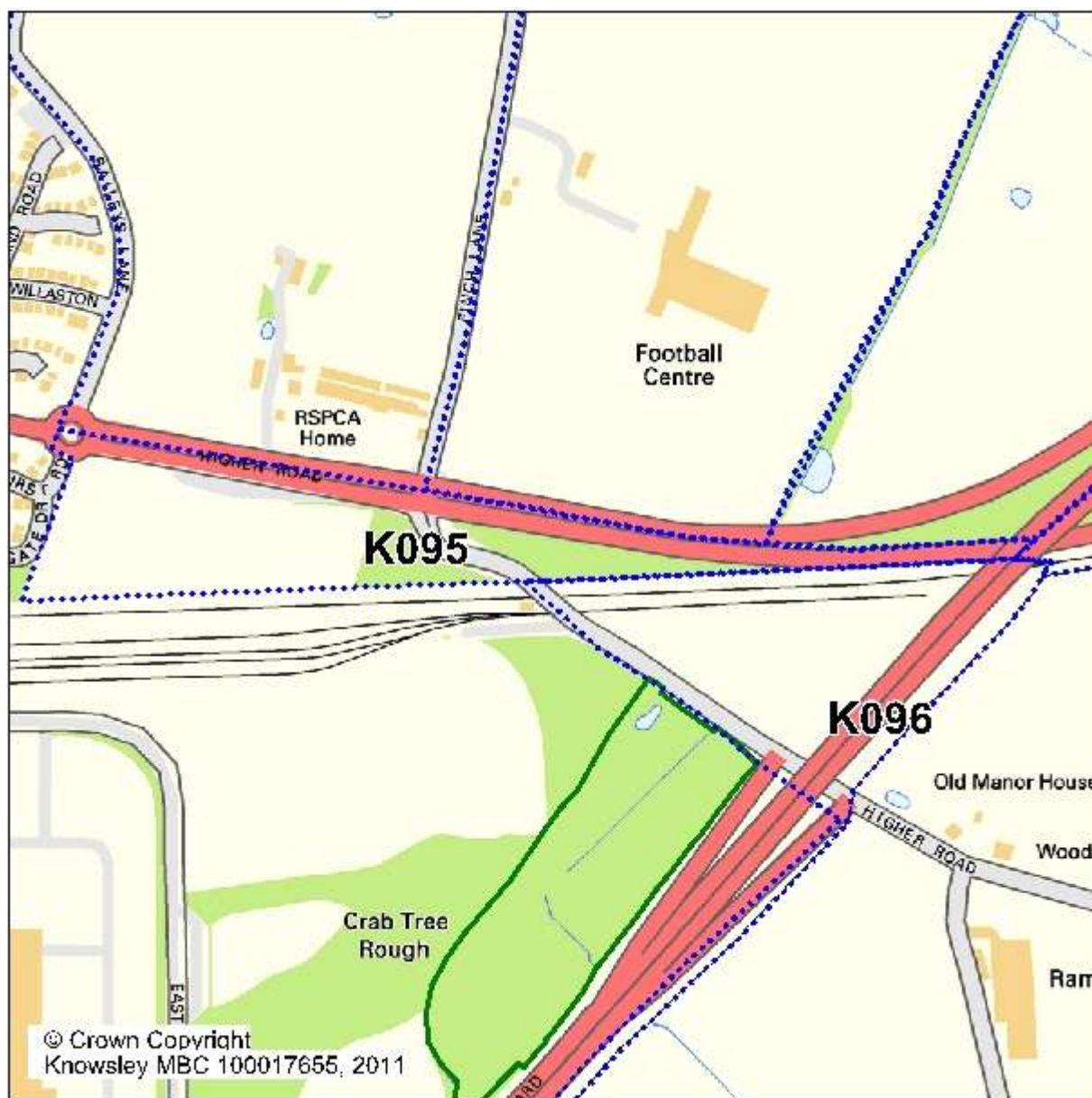
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Halewood and Hale Bank. Development within this parcel would significantly reduce this gap.

# Parcel Analysis K094

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K095

Parcel ID	K095	Size (ha)	5.58
Description	Land bounded by Higher Road, Aldersgate Drive and West Coast Mainline (Liverpool Branch), Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by A road to north, urban area to west and south.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Halewood and Hale Bank. Development within this parcel would significantly reduce this gap.

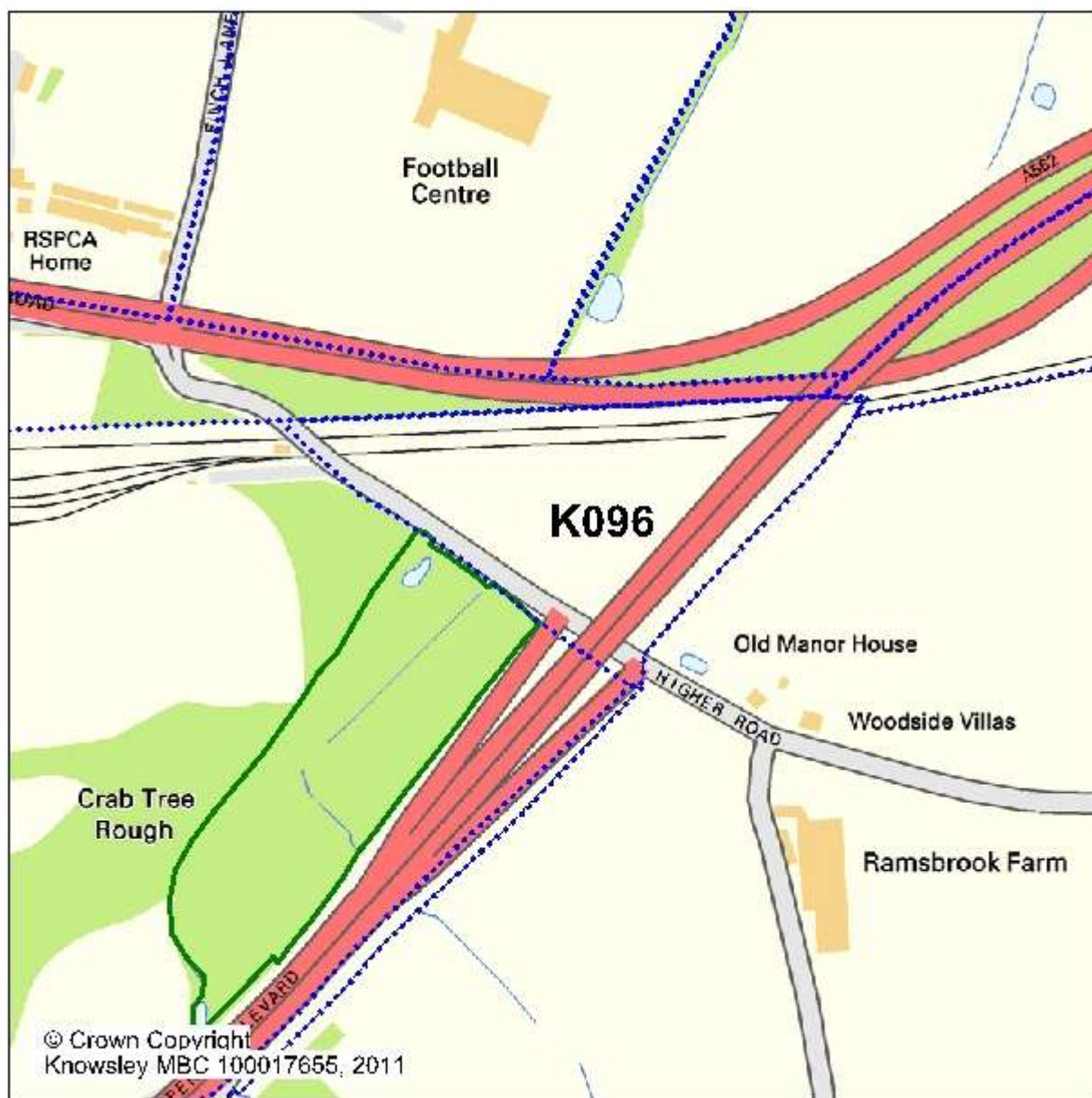


# Parcel Analysis K095

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is partially bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	7
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Progress to Stage 4		

# Parcel Analysis K096

Parcel ID	K096	Size (ha)	5.02
Description	Land bounded by Higher Road, A562 (Speke Blvd) and West Cost Mainline (Liverpool Branch), Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	No	Stage 2 Commentary	Parcel is within a narrow gap between Halewood and Hale Bank. Development within this parcel would significantly reduce this gap.

# Parcel Analysis K096

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - NC		

# Parcel Analysis K097

Parcel ID	K097	Size (ha)	4.59
Description	Land south of Speke Boulevard		



## Stage 1

Is the parcel fully developed? (D = Yes)	D	Removed at Stage 1	Yes
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is defined and well contained by highways infrastructure.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	WG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	NCS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	NO	Stage 2 Commentary	Parcel is within a wide gap between Halewood and Liverpool. Development within this parcel would reduce this gap. NCS - highway infrastructure

# Parcel Analysis K097

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	4
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 1 - D		

# Parcel Analysis SK001

Parcel ID	SK001	Size (ha)	30.58
Description	Land between River Alt, the Leeds & Liverpool Canal, Bulls Bridge Lane and M57, Aintree		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

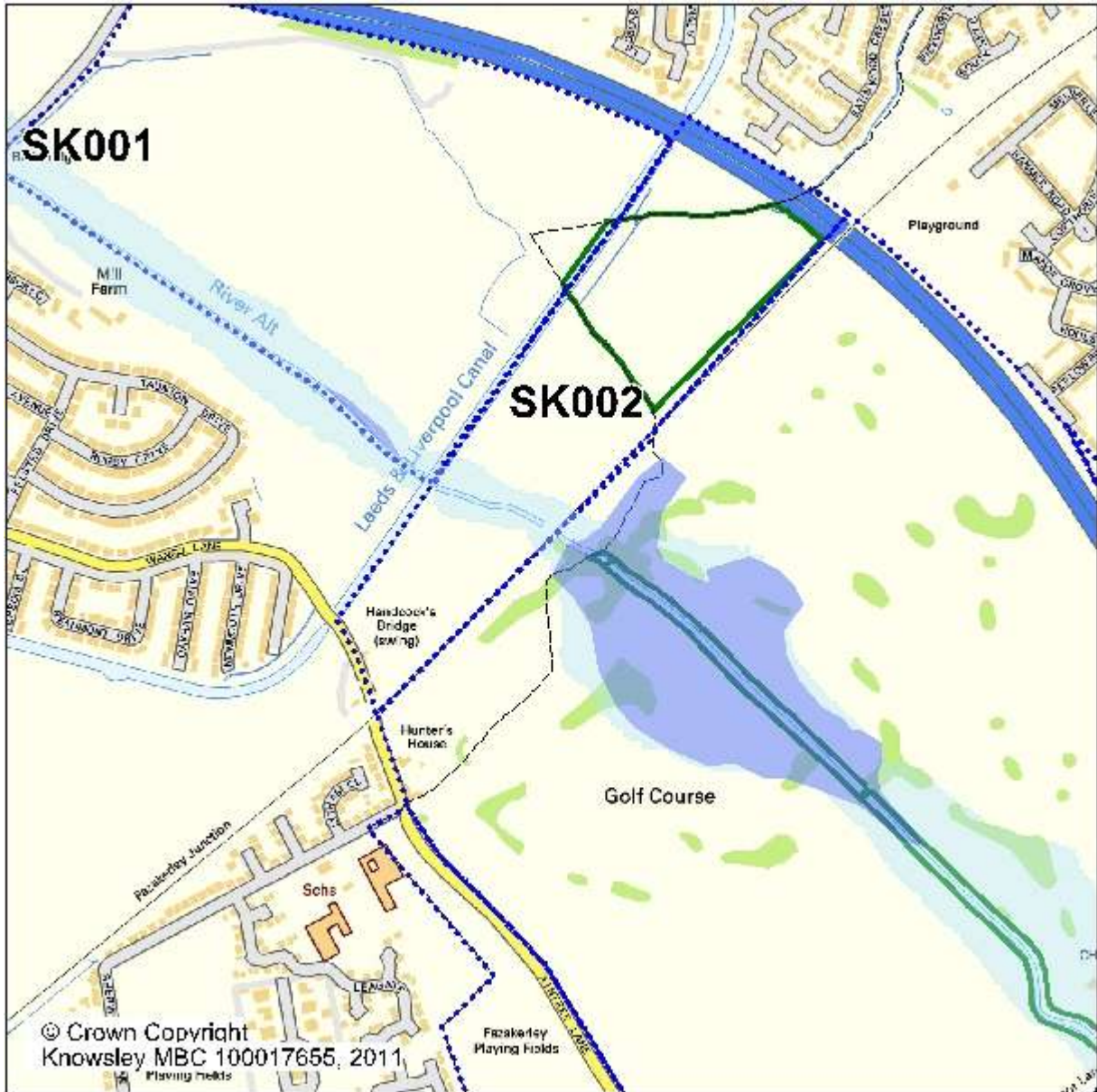
Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	This parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Kirkby and Aintree. Development within this parcel would significantly reduce this gap. Susceptible to urban sprawl due to position on edge of Kirkby & Waddicar

# Parcel Analysis SK001

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - NC & D		

# Parcel Analysis SK002

Parcel ID	SK002	Size (ha)	15.91
Description	Wango Lane Country Park, Aintree		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	WC	Containment Commentary	Parcel is well contained by mixture of urban area, canal frontage and M57.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Kirkby and Aintree. Development within this parcel would significantly reduce this gap. Occupies most of gap between Waddicar & Aintree



## Parcel Analysis SK002

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS)		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis SK003

Parcel ID	SK003	Size (ha)	88.14
Description	Kirkby Golf Course		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	Parcel is well contained to north by railway line and M57. Parts of the west and east boundaries are poorly contained by minor roads / tracks.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Waddicar and Aintree. Development within this parcel would significantly reduce this gap.

# Parcel Analysis SK003

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	No	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	Yes
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and 2 and should only be considered for future development as part of a sequential approach. The parcel contains a local nature site - Local Wildlife Site (LWS). The parcel contains a countryside recreation area.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2- EG		

# Parcel Analysis KL001

Parcel ID	KL001	Size (ha)	129.15
Description	Land to west of M57 bounded by Croxteth		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	East of parcel is well contained by M57, parts of the western boundary are well contained by urban area within Croxteth. The remainder is poorly contained by minor roads.
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Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
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Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
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Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within critical gap between Kirkby / Knowsley Village and Liverpool. Development within this parcel would significantly reduce this gap and potentially create a precedent for similar development on western site of M57
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# Parcel Analysis KL001

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	Yes	Flood Zone 2	Yes
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 2 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	YES
The parcel is within easy reach of public transport (see note 1)	NO	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	5
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2 - EG		

# Parcel Analysis KL002

Parcel ID	KL002	Size (ha)	15
Description	Woodland north of Stockbridge Village (containing LWS 8), Stockbridge Village		



### Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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### Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	The south of this parcel is contained by Stockbridge Village. The north is poorly contained.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	Yes	Stage 2 Commentary	Parcel is within an essential gap between Knowsley Village and Liverpool, Stockbridge Village and Croxteth.

## Parcel Analysis KL002

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	YES	Accessibility Total	8
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	YES
<b>Overall Summary</b>	Discard at Stage 2- EG		

# Parcel Analysis KH001

Parcel ID	KH001	Size (ha)	129.15
Description	Land bounded by Cronton Road, Chapel Lane and Widnes		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	PC	Containment Commentary	The majority of this parcel is contained by the urban area within Widnes or Cronton Village.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	Part EG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	NO	Stage 2 Commentary	Parcel provides separation between Cronton and Widnes. Development on western side of parcel also susceptible to urban sprawl

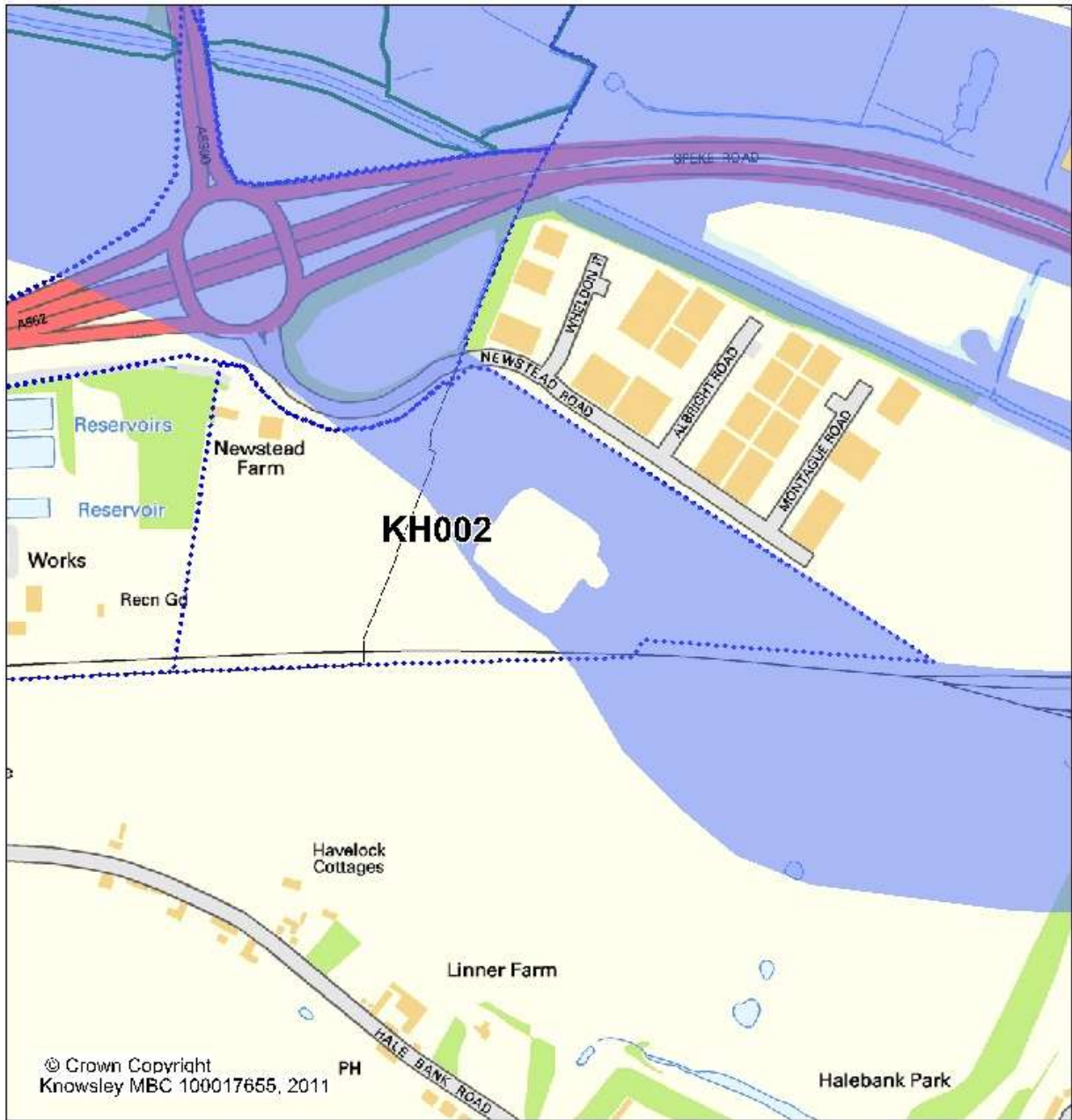


# Parcel Analysis KH001

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	No	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	No
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	The parcel is wholly bmv agricultural land but is free from all other measured constraints		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	YES	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	YES
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	YES
Is the site within 1km of a GP or Health Centre?	Yes	Accessibility Total	6
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 4a		

# Parcel Analysis KH002

Parcel ID	KH002	Size (ha)	14.1
Description	Land bounded by Newstead Road and West Cost Mainline (Liverpool Branch), Halewood		



## Stage 1

Is the parcel fully developed? (D = Yes)		Removed at Stage 1	NO
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## Stage 2

Purpose One: Containment (WC = Well Contained, PC = Partially Contained, NC = Not Contained)	NC	Containment Commentary	The parcel is not contained by the urban area.
Purpose Two: Separation of Settlements (Essential Gap = EG, Partial Essential Gap = Part EG, Narrow Gap = NG, Wide Gap = WG, Not Applicable = N/A)	NG	Purpose Three: Countryside Uses (CS = Parcel is in a Countryside Use, NCS = Parcel is not in a Countryside Use)	CS
Purpose Four: Historic Setting (Not = Not within a historic setting, PS = Partially within a historic setting, S = Wholly within a historic setting)	Not	Purpose Four Commentary	
Discard at Stage 2	NO	Stage 2 Commentary	Parcel is within a wide gap between Widnes and Halewood. provides separation between Widnes and Halewood.

## Parcel Analysis KH002

<b>Stage 3a</b>			
<b>Prohibitive (“show-stopper”)</b>			
Flood Zone 3	Yes	Coastal Erosion	Coastal_Erosion
Site of International/National Nature Conservation	No	Cemetery	No
Historic Parks and Gardens	No		
<b>Severely Restrictive</b>			
Areas of Local Nature Importance (LWS or LGS)	No	Flood Zone 2	No
Agricultural Land (Grades 1, 2 and 3)	Yes	Conservation Areas	No
Regional Important Geological Sites	No	Mineral Safeguarding Area (MSA)	No
<b>Restrictive</b>			
Listed Buildings	No	Scheduled Ancient Monuments and Sites of Archaeological Interest	Yes
Within setting of Historic Parks and Gardens	No	Recreation Area (such as playing fields and Golf Courses)	No
<b>Stage 3a Commentary</b>	Part of this parcel is covered by flood zones 3 and should only be considered for future development as part of a sequential approach.		
<b>Stage 3b</b>			
The parcels contains or is bordered by an existing or proposed A or B road	NO	The parcel contains or is bordered with a cycle path or public right of way	NO
The parcel is within easy reach of public transport (see note 1)	YES	Is the site within 600 metres of a primary school?	NO
The parcel is within 5km of an identified employment area (see note 2)	YES	The parcel contains or is within 800m of publicly accessible open space (AGS, Parks and Gardens, Natural and Semi Natural, Children and Young People and Allotments)	NO
Is the site within 1km of a GP or Health Centre?	NO	Accessibility Total	3
Is the parcel within 6km of outdoor sports provision?	YES	The parcel is contiguous with an urban area	NO
<b>Overall Summary</b>	Discard at Stage 2 - NC		



# Knowsley and Sefton Green Belt Study

## Appendix 3

Green Belt Area Summary Sheets (Stage 4b – 4c)

Green Belt Location Ref:	KGBS 1	Gross Location Size (ha)	8.52
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Location	Bank Lane, Kirkby
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K001
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	Grouping and assessment of boundary strength were not required as there are no adjacent parcels / areas remaining in the assessment.
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Preferred Use(s)	Residential	Residential Density (dpha)	30
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Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	131
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Suitability for Development	Partial – The northern fringe of this area is subject to Flood Zone 3. This section of the location should only be considered for development as part of the sequential approach. A broadly similar area of the location falls within a Local Wildlife Site (LWS).
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Green Belt Location Ref:	KGBS 2	Gross Location Size (ha)	2.24
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Location	Land at Eastfield Walk, Kirkby
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K003
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	Grouping and assessment of boundary strength were not required as there are no adjacent parcels / areas remaining in the assessment.
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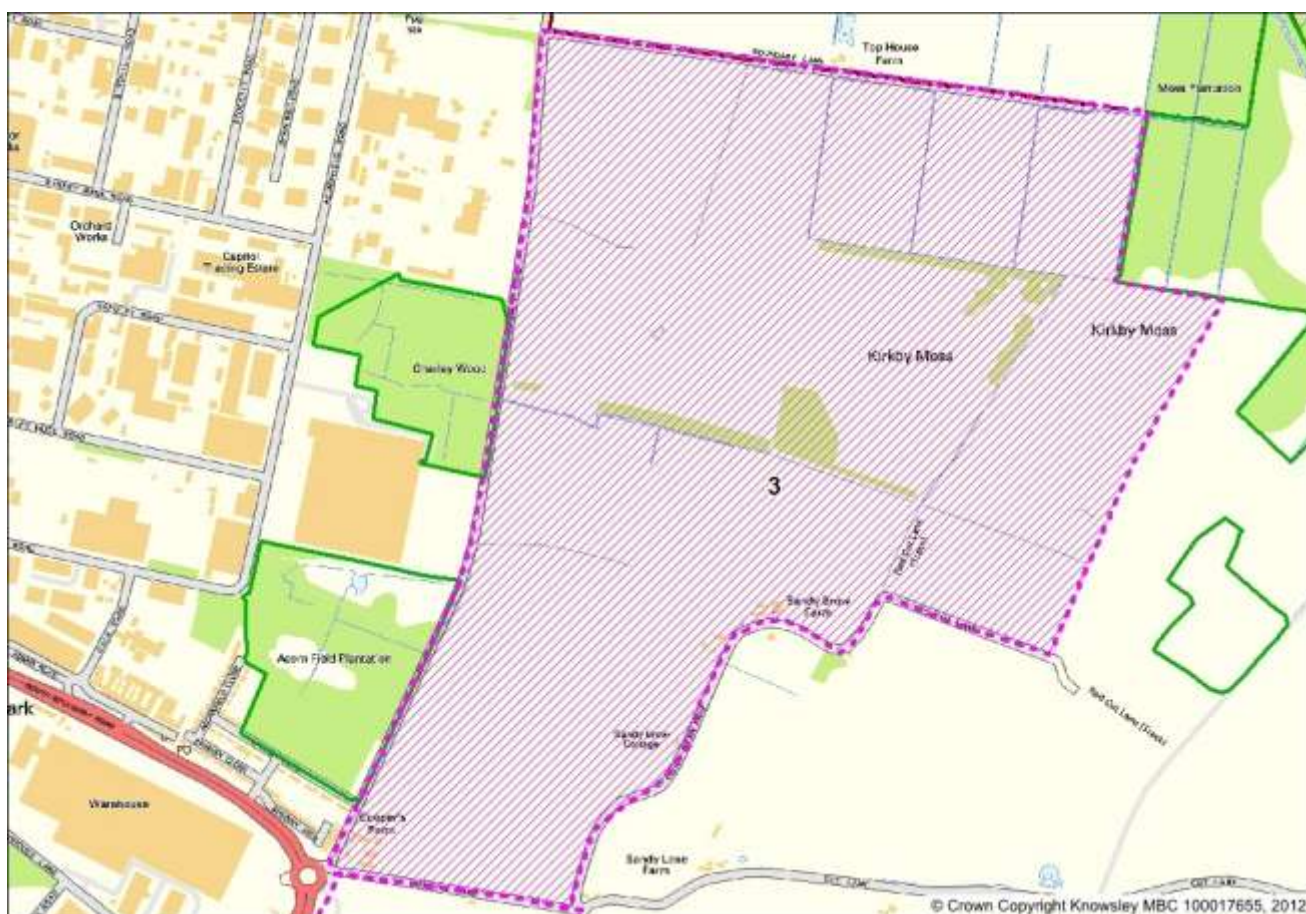
Preferred Use(s)	Residential	Residential Density (dpha)	30
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Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	30
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Suitability for Development	Partial – limited area adjacent to M57 is not suitable for development due to motorway steep embankment. Additionally, there may be a need for noise screening from the adjacent M57.
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Green Belt Location Ref:	KGBS 3	Gross Location Size (ha)	137
Location	Land at Boundary Lane, to the east of KIP		



Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K004		
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	Grouping of Parcel K004 was not appropriate as the adjacent parcels to the south have clear boundaries which would be undermined by grouping with this parcel which has weak boundaries on its eastern side.		
Preferred Use(s)	Employment	Residential Density (dpha)	N/A

Notional Capacity (employment – ha)	137		Notional Capacity (residential - dwellings)	N/A
Suitability for Development	All			

Green Belt Location Ref:	KGBS 4	Gross Location Size (ha)	31.34
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Location East of Knowsley Industrial and Business Parks



Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K010, K012, (K007)
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing GB boundary to the west of the parcel is consistent and clearly defined by the extent of KIP and the highway network. The potential boundary, following Knowsley Lane, Hewitts Lane and Mollys Lane is considered to be sufficient to contain development and prevent further encroachment into the Green Belt. To release either parcel in isolation would undermine the consistency of the Green Belt boundary in this area and containment of build development. Grouping the parcels
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			would result in a consistent Green Belt boundary in this area.	
Preferred Use(s)	Employment	Residential Density (dpha)	N/A	
Notional Capacity (employment – ha)	7.31		Notional Capacity (residential - dwellings)	N/A
Suitability for Development	Partial – Existing MDS (electricity substation – K007) may need to be retained along with operational land within National Grid's ownership.			

Green Belt Location Ref:	KGBS 5	Gross Location Size (ha)	7.22
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Location Land at Pinfold Lane, Knowsley Village



Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K020		
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	Grouping and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Green Belt Study		
Preferred Use(s)	Residential	Residential Density (dpha)	25

Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	60
Suitability for Development	Partial – exiting residential properties will need to be retained. Existing trees may also need to be retained.			

Green Belt Location Ref:	KGBS 6	Gross Location Size (ha)	58.29
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Location Land at Knowsley Village



Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K019, K021, K023
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing Green Belt boundary is clearly defined by residential development and highway network. The potential boundary following the tree line and boundary wall of Knowsley Hall Estate would also clearly define the extent of the Green Belt and provide physical containment. To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.
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Preferred Use(s)	Residential	Residential	25
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		Density (dpha)		
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	1093
Suitability for Development	All			

Green Belt Location Ref:	KGBS 7	Gross Location Size (ha)	40.04
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Location Knowsley Lane, Huyton



- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K027, K030
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing Green Belt boundary is clearly defined by residential development and Knowsley Lane to the south. The potential boundary following the M57 to the north of the parcels would also clearly define the extent of the Green Belt and provide physical containment. Due to the weak and poorly defined boundary between the parcels, to release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.
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Preferred Use(s)	Mixed use (residential and employment)	Residential Density (dpha)	30	
Notional Capacity (employment – ha)	11.2		Notional Capacity (residential - dwellings)	252
Suitability for Development	Partial - Outdoor Sporting (OS) provision (on the western side of the location) will need to be retained to meet requirements within the Huyton Community Area. Existing trees adjacent to the OS			

Green Belt Location Ref:	KGBS 8	Gross Location Size (ha)	14.39
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Location Land bounded by A58, Prescot



- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets) K029 (K031)

Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)

The existing Green Belt boundary is clearly defined by residential development and Liverpool Road to the south. However, some detailed boundary changes on the eastern side of the location would improve the consistency of the boundary. These are identified by the Detailed Boundary Review. The potential boundary following the A58 to the north and west of the parcels would also clearly define the extent of the Green Belt and provide containment. To release either parcel in isolation would undermine the

			containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.	
Preferred Use(s)	Residential	Residential Density (dpha)	30	
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	133
Suitability for Development	Partial – existing development within K031 has been excluded from the capacity calculations. Outdoor Sporting (OS) provision to the north of the location has also been excluded from the developable area as it is required to meet the OS standards for Prescott / Whiston Community Area.			

Green Belt Location Ref:	KGBS 9	Gross Location Size (ha)	5.03
Location	Recreation Ground, Two Butt Lane, Whiston		



Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)		K033	
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)		Grouping and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Green Belt Study	
Preferred Use(s)	Residential	Residential Density (dpha)	30
Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	110

Suitability for Development	None - Outdoor Sporting (OS) provision covered the whole of the location. The OS is required to meet standards for the Prescott/Whiston Community Area.
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Green Belt Location Ref:	KGBS 10	Gross Location Size (ha)	3.31
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Location	Carr Lane, Prescott
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K036
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	Grouping and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Green Belt Study
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Preferred Use(s)	Residential or employment	Residential Density (dpha)	30
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Notional Capacity (employment – ha)	0-3.31	Notional Capacity (residential - dwellings)	0-74
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Suitability for Development	All
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Green Belt Location Ref:	KGBS 11	Gross Location Size (ha)	2.7
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Location	Kings Business Park, Huyton		
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Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K037		
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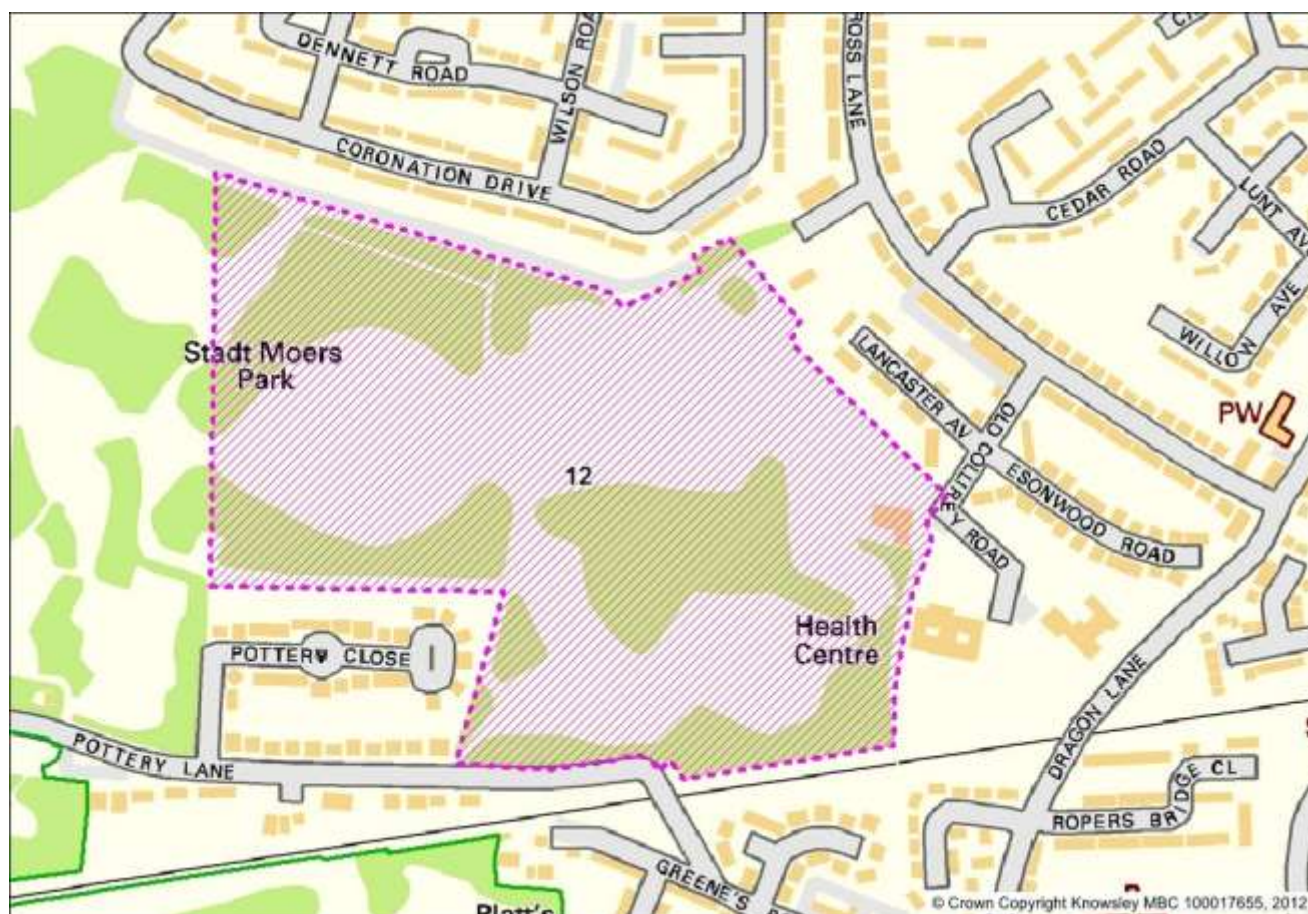
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study		
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Preferred Use(s)	Residential	Residential Density (dpha)	30
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Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	60
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Suitability for Development	All
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Green Belt Location Ref:	KGBS 12	Gross Location Size (ha)	15.1
Location	Stadt Moers Park (north east), Prescott		



-  Boundary of Alternative Green Belt Location
-  Potential Developable Area (where applicable)
-  Boundary of Knowsley Green Belt Study Location
-  Listed Buildings
-  Local Wildlife Sites
-  Conservation Areas
-  Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K039		
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	This parcel (K039) was split due to the presence of an "Essential Gap". The developable area does not have a physical boundary on the western side. Therefore, development in this parcel could lack physical containment which would make the remainder of the Green Belt in this location vulnerable to further development.		
Preferred Use(s)	Residential	Residential Density (dpha)	30

Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	340
Suitability for Development	<p>Partial – the western portion of the location, which lies beyond existing development at Pottery Close is within an “Essential Gap”. This area has been excluded from the developable area. Additionally, the whole site falls within a Borough Park which must be retained to meet Boroughwide recreation requirements.</p>			

Green Belt Location Ref:	KGBS 13	Gross Location Size (ha)	2.43
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Location: Stadt Moers Park (southern tip), Prescot



- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K041
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Assessment of Boundary Strength and Parcel Grouping  
*(Based on Green Belt Study findings)*

This parcel was split due the presence of an “Essential Gap”. The developable area has a clear boundary on the north and western sides. Development in this parcel could therefore be physically contained which would prevent further encroachment into the Green Belt.

Preferred Use(s)	Residential	Residential Density (dpha)	30
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Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	50
Suitability for Development	Partial – A small area, at the southern tip of K041 falls outside the adjacent LWS and is physically contained by a water body. This element of the location could be developable without harming the “Essential Gap” within the remainder of the Green Belt.			

Green Belt Location Ref:	KGBS 14	Gross Location Size (ha)	110.3
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Location	South of Whiston
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K048, (K044, K049, K051, K045, K046), K052, K053
--	--

Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing Green Belt boundary is inconsistently defined by residential development, open space and industrial development which encroaches into the Green Belt in places. The potential boundary following the M62 to the south and Fox's Bank Lane to the east clearly defines the extent of the Green Belt and provides containment. To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.
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Preferred Use(s)	Residential	Residential Density (dpha)	30	
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	1837
Suitability for Development	Partial – Local Wildlife Sites (K049), existing development (K051) and cemetery (inclusive of expansion land) (K044) have been excluded from the capacity calculations.			

Green Belt Location Ref:	KGBS 15	Gross Location Size (ha)	6.76
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Location Bowring Park, Huyton



- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K047
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	This parcel was split due the presence of an “Essential Gap”. The developable area does not have a physical boundary on the western side. Development in this parcel could therefore lack physical containment and leave the remainder of the Green Belt in this location vulnerable to further development. Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Study.
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Preferred Use(s)	Residential	Residential Density (dpha)	25	
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	167
Suitability for Development	None – the majority of K047 is within an “Essential Gap”, leaving a small developable area adjacent to Roby Road. Additionally, The whole location falls within a golf course, which Local Plan evidence recommends is safeguarded to meet Boroughwide outdoor sporting requirements.			

Green Belt Location Ref:	KGBS 16	Gross Location Size (ha)	7.21
Location	Edenhurst Avenue, Huyton		

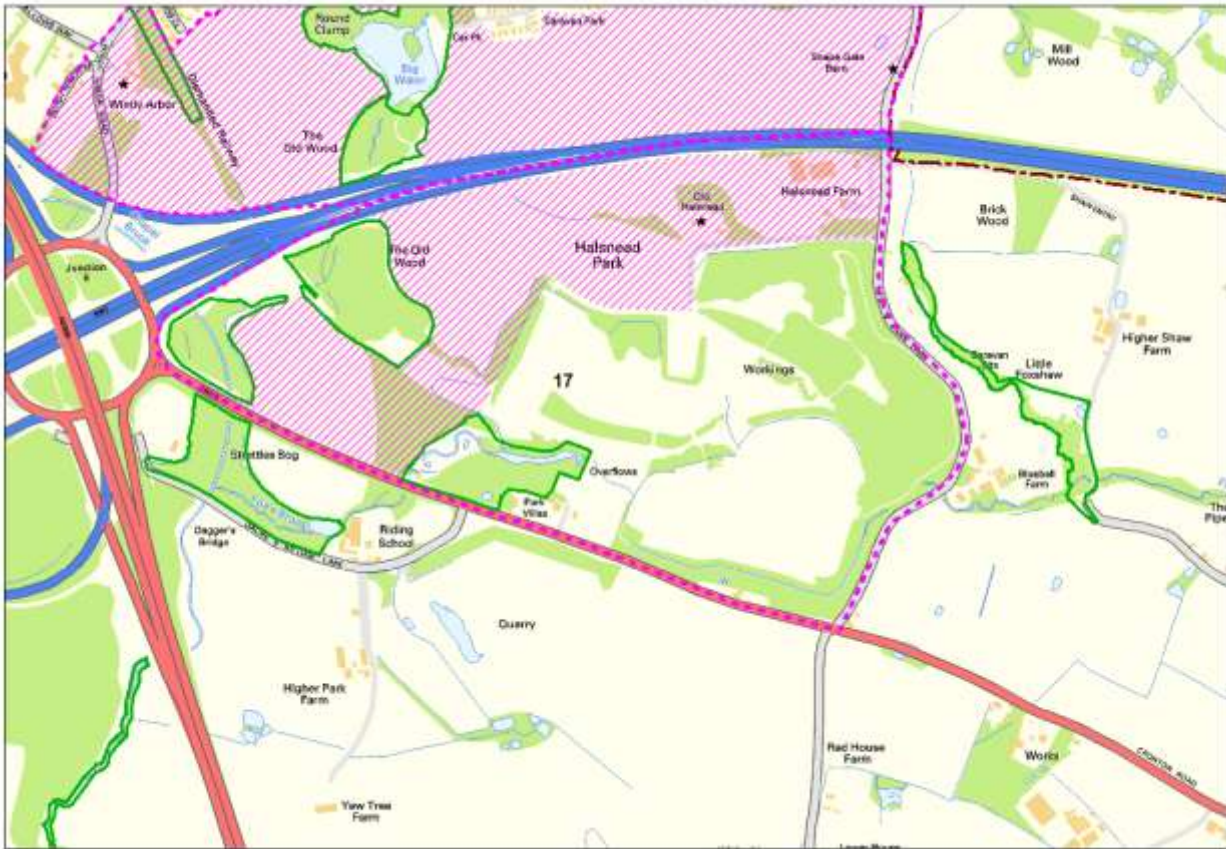


Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)		K056	
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)		Grouping of parcels and assessment of boundary strength were not required as there are no adjacent parcels remaining in the Green Belt Study	
Preferred Use(s)	Residential	Residential Density (dpha)	30
Notional Capacity (employment – ha)	N/A	Notional Capacity (residential - dwellings)	86

Suitability for Development	Partial – the north eastern corner of K056 has been included in the development capacity calculations, the remainder of the parcel is identified as being at "Medium" or higher risk of flooding for the SFRA (Level 2). This section should only be considered for development as part of the sequential approach.
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Green Belt Location Ref:	KGBS 17	Gross Location Size (ha)	77.28
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Location: Cronton Colliery (and land south of M62)



Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K057, K058
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Assessment of Boundary Strength and Parcel Grouping <i>(Based on Green Belt Study findings)</i>	The boundary between the parcels is weak, being defined by a narrow tree line or low wall in places. Neither parcel could logically be developed in isolation and physically contain development. The combined parcels are well contained by the existing highway infrastructure and would prevent further encroachment into the Green Belt. Grouping the parcels allows for clearly defined boundaries, utilising the M62, Foxes Bank Lane and Cronton Road.
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Preferred Use(s)	Employment	Residential Density (dpha)	N/A
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Notional Capacity (employment – ha)	26.51		Notional Capacity (residential - dwellings)	N/A
Suitability for Development	Partial – LWSs to the west of the area have been excluded from the developable area. Additionally, the intentions for the land within the ownership of the Land Trust is currently unknown. Therefore this area (broadly consisting on the former colliery footprint) has also been excluded from the developable area.			

Green Belt Location Ref:	KGBS 18	Gross Location Size (ha)	5.34
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Location Land to the north of Cronton Village



<ul style="list-style-type: none"> <li> Boundary of Alternative Green Belt Location</li> <li> Potential Developable Area (where applicable)</li> <li> Boundary of Knowsley Green Belt Study Location</li> <li> Listed Buildings</li> <li> Local Wildlife Sites</li> <li> Conservation Areas</li> <li> Knowsley Boundary</li> </ul>
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Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K060, K061
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<p>Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)</p>	<p>The existing Green Belt boundary is clearly defined by the extent of the urban area. The remaining parcels could be developed in order to "round off" the existing building line. However, the potential new Green Belt boundary would be weak as there are no physical features which could provide containment. Therefore, the remainder of the Green Belt in this location would be vulnerable to further encroachment. To release either parcel in isolation would undermine the containment of build development within this area. However,</p>
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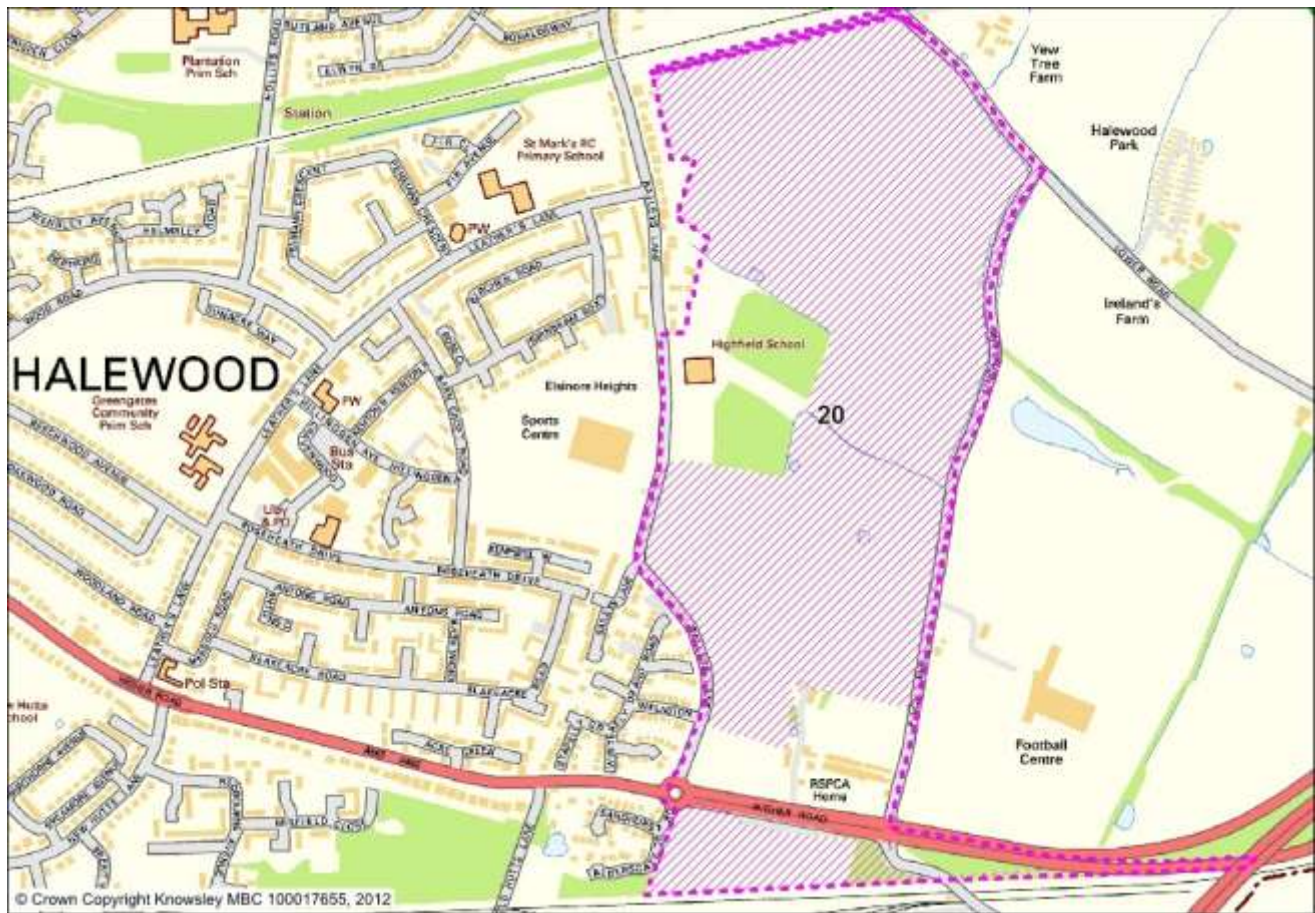
			grouping the parcels also results in a poorly defined Green Belt boundary in this area.	
Preferred Use(s)	Residential	Residential Density (dpha)	25	
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	100
Suitability for Development	Partial – limited developable area next to the existing build up area within Cronton Village (adjacent to Hall Lane and Penny Lane). The remainder of the Green Belt location lacks physical containment.			



			the Green Belt. To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.	
Preferred Use(s)	Residential	Residential Density (dpha)	30	
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	236
Suitability for Development	Partial – existing development (K085) and areas of Flood Zone 3 (K085 and K086) have been excluded from the developable area. It is assumed that area identified by the SFRA (Level 2) as having a "Low" risk of flooding will be development. The remaining sections of the Green Belt location should only be considered for development as part of the sequential approach.			

Green Belt Location Ref:	KGBS 20	Gross Location Size (ha)	51.23
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Location	East of Halewood (south)
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K089, K096
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing Green Belt boundary is inconsistently defined by Baileys Lane and development which encroaches into the Green Belt in places. The potential boundary, following Finch Lane and Lower Road to the east would clearly define the extent of the Green Belt and provide physical containment. To release either parcel in isolation would undermine the containment of build development within this area. Grouping the parcels would result in a consistent Green Belt boundary in this area.
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Preferred Use(s)	Residential	Residential Density (dpha)	30	
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	888
Suitability for Development	Partial – existing development to the south of K089 and an area of urban greenspace (including a school and playing field) have been excluded from the developable area.			

Green Belt Location Ref:	Alternative A	Gross Location Size (ha)	2.5
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Location Shrogs Farm, East Lancashire Road



Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets) K013

Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)

The proposed site is not related to the existing Green Belt boundary therefore no assessment can be made. The proposed site would be bounded by the M57, East Lancashire road and related highway infrastructure. Development in this location would represent an isolated, infill development which is not related to the existing urban area.

Preferred Use(s)	Promoted for employment development by the site owner.	Residential Density (dpha)	N/A	
Notional Capacity (employment – ha)	2.5		Notional Capacity (residential - dwellings)	N/A
Suitability for Development	None – the site is within an “Essential Gap”, therefore development in this location is likely to undermine the separation currently provided by the Green Belt. The majority of the site is within Flood Zone 2. Areas covered by FZ2 should only be considered for development as part of the sequential approach.			

Green Belt Location Ref:	Alternative B	Gross Location Size (ha)	20
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Location	Axis Business Park
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- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K008 (partial)
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Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The existing Green Belt boundary is consistently defined by the extent of Knowsley Brook. The potential boundary (as promoted by the site owner) would inconsistently follow a brook to the north, M57 to the east and Knowsley Brook to the south. Although the M57 would provide containment for the proposed development, the quantum of development within the identified "essential gap" is likely to have a significant detrimental impact on the gap and perceived separation between Gillmos and Kirkby.
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Preferred Use(s)	Promoted for employment development by the site owner.	Residential Density (dpha)	N/A	
Notional Capacity (employment – ha)	20		Notional Capacity (residential - dwellings)	N/A
Suitability for Development	None – the site is within an “Essential Gap”, therefore development in this location is likely to undermine the separation currently provided by the Green Belt. Areas covered by Local Wildlife Site (LWS) and Flood Zone 2 are constrained. Areas within FZ2 should only be considered for development as part of the sequential approach.			

Green Belt Location Ref:	Alternative C	Gross Location Size (ha)	80
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Location: Epicentre, Land adjacent to M57



- Boundary of Alternative Green Belt Location
- Potential Developable Area (where applicable)
- Boundary of Knowsley Green Belt Study Location
- Listed Buildings
- Local Wildlife Sites
- Conservation Areas
- Knowsley Boundary

Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K018
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Assessment of Boundary Strength and Parcel Grouping  
*(Based on Green Belt Study findings)*

The proposed site is not related to the existing Green Belt boundary, therefore no assessment can be made. The proposed site would be bounded by the M57, East Lancashire road and related highway infrastructure. Development in this location would not be related to the existing urban area's within Knowsley.

Preferred Use(s)	Promoted for mixed use development (including sporting uses, residential and employment)	Residential Density (dpha)	N/A	
Notional Capacity (employment – ha)	Not specified		Notional Capacity (residential - dwellings)	Not specified
Suitability for Development	None – the site is within an “Essential Gap”, therefore development in this location is likely to undermine the separation currently provided by the Green Belt. The majority of site is covered by Flood Zone 2. Areas within FZ2 should only be considered for development as part of the sequential approach.			

Green Belt Location Ref:	Alternative D	Gross Location Size (ha)	34.90
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Location	Land at Lydiate Lane
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Green Belt Study Parcel(s) included (subsumed parcel(s) shown in brackets)	K081
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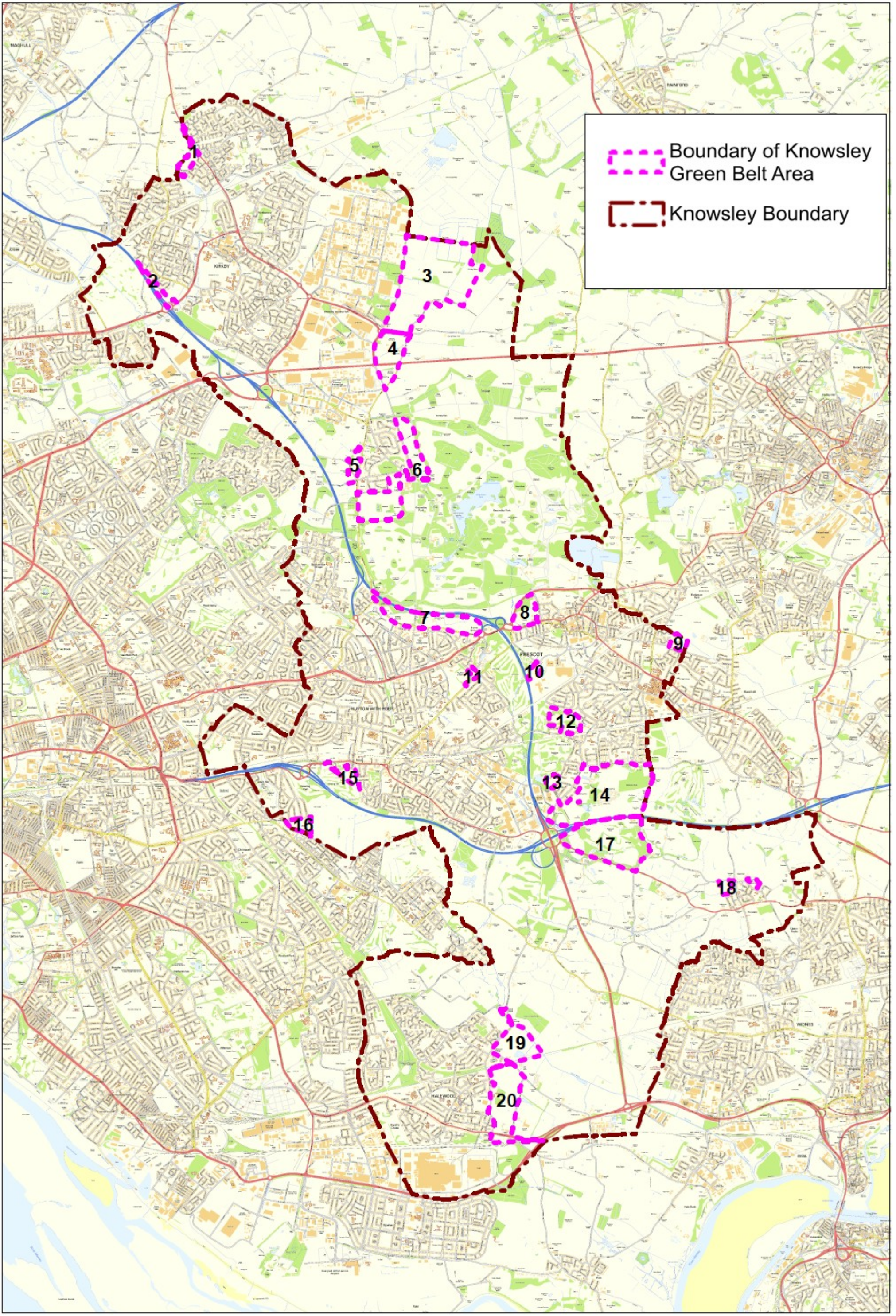
Assessment of Boundary Strength and Parcel Grouping (Based on Green Belt Study findings)	The proposed site is bounded by the existing urban area on the western, and part of its southern boundary. The remainder of the site inconsistently defined by a brook / golf course, water treatment works and residential properties. Development in this location is likely to create an irregular Green Belt boundary which protrudes from the existing building line and encroaches and may have a detrimental impact on a "green finger" or wedge which links the Green Belt into the generally urban Liverpool suburban fringes.
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Preferred Use(s)	Promoted for residential development by the site owner.	Residential Density (dpha)	N/A	
Notional Capacity (employment – ha)	N/A		Notional Capacity (residential - dwellings)	600-750 (suggested by owner)
Suitability for Development	None – the site is within an “Essential Gap”, therefore development in this location is likely to undermine the separation currently provided by the Green Belt.			

# Knowsley and Sefton Green Belt Study

## Appendix 4

Borough-wide Plan Showing Green Belt Areas



**Boundary of Knowsley Green Belt Area**

**Knowsley Boundary**

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# Knowsley and Sefton Green Belt Study

## Appendix 5

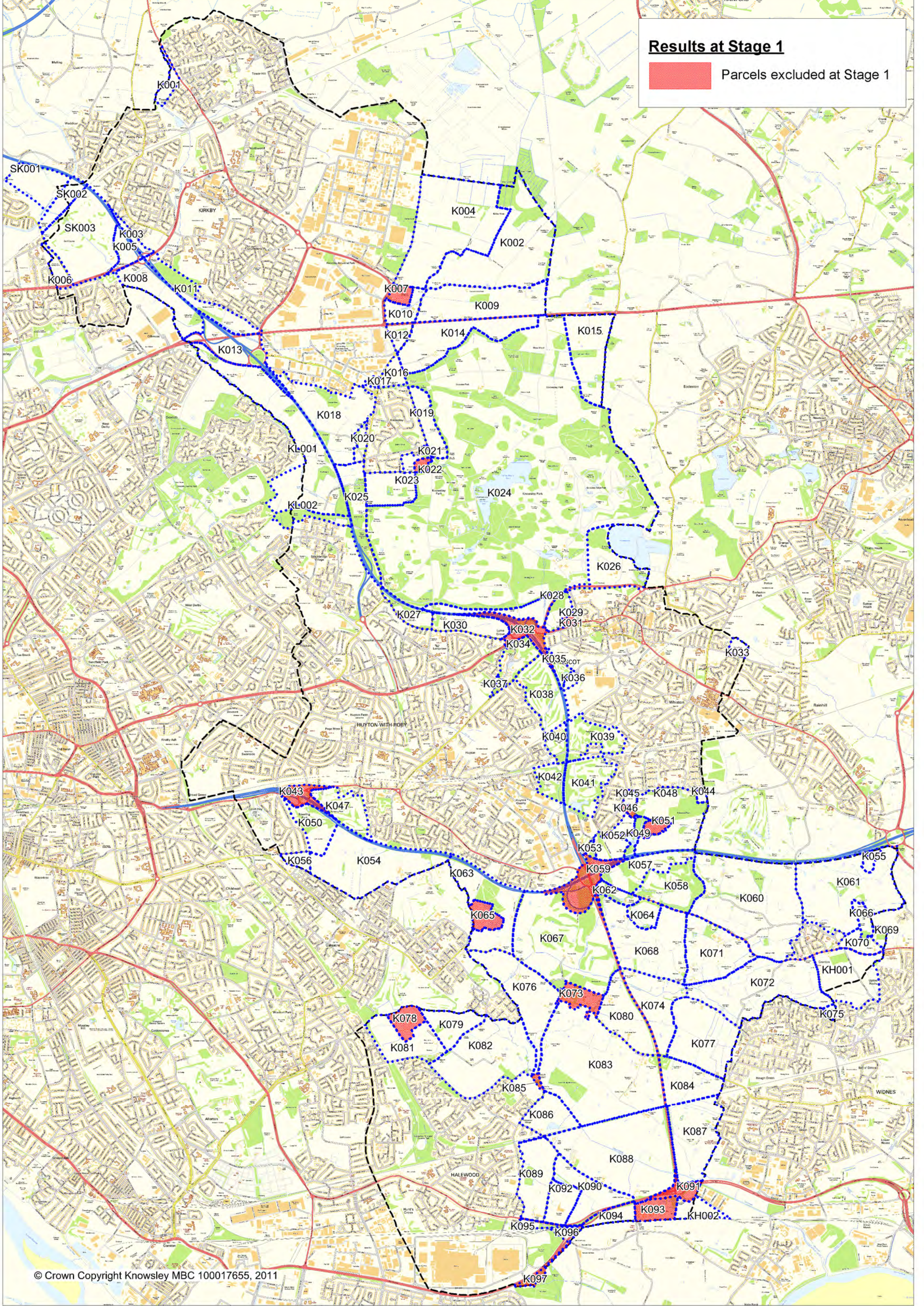
### Results at Stage 1



**Results at Stage 1**



Parcels excluded at Stage 1


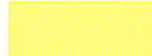



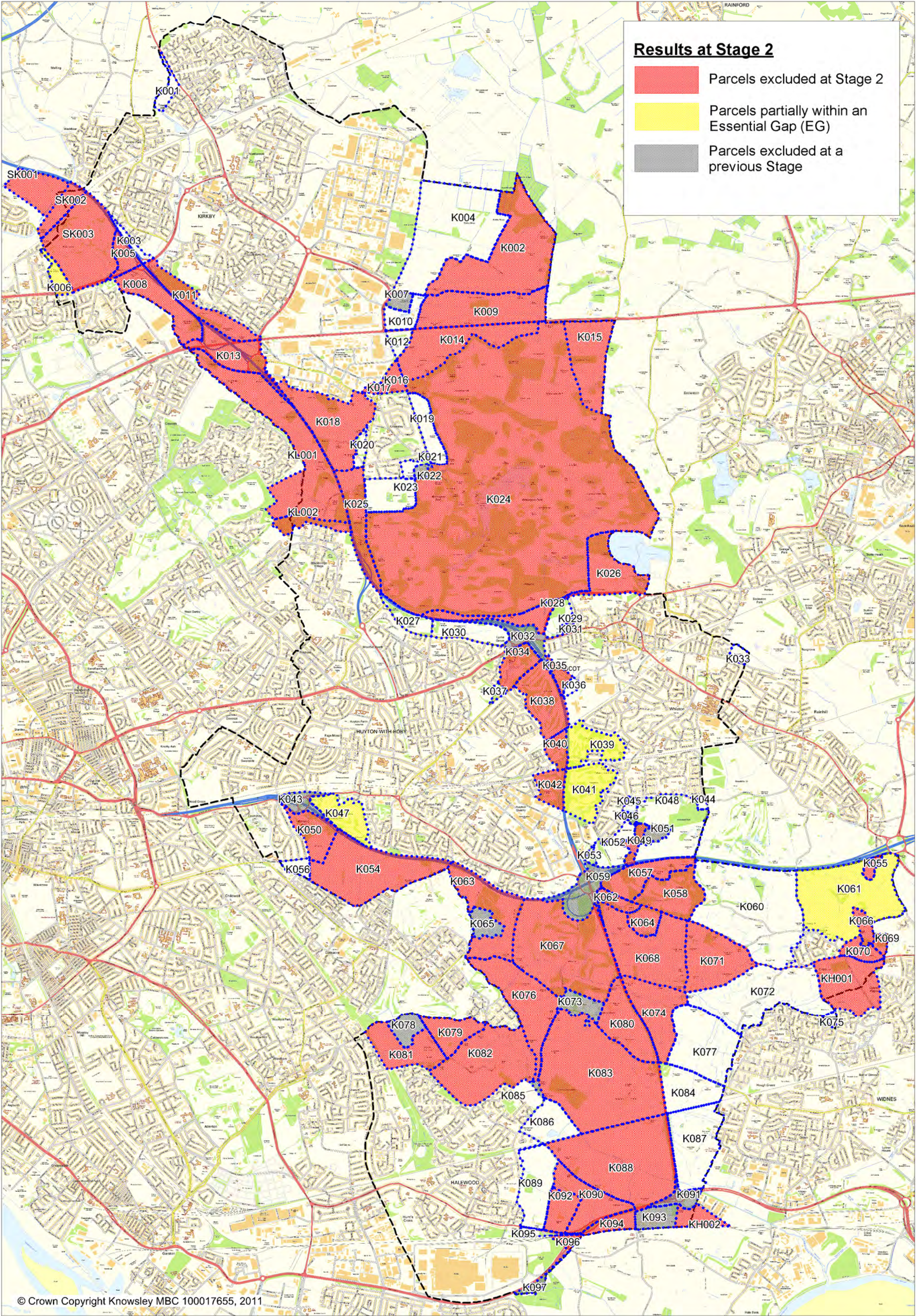
# Knowsley and Sefton Green Belt Study

## Appendix 6

### Results at Stage 2

**Results at Stage 2**

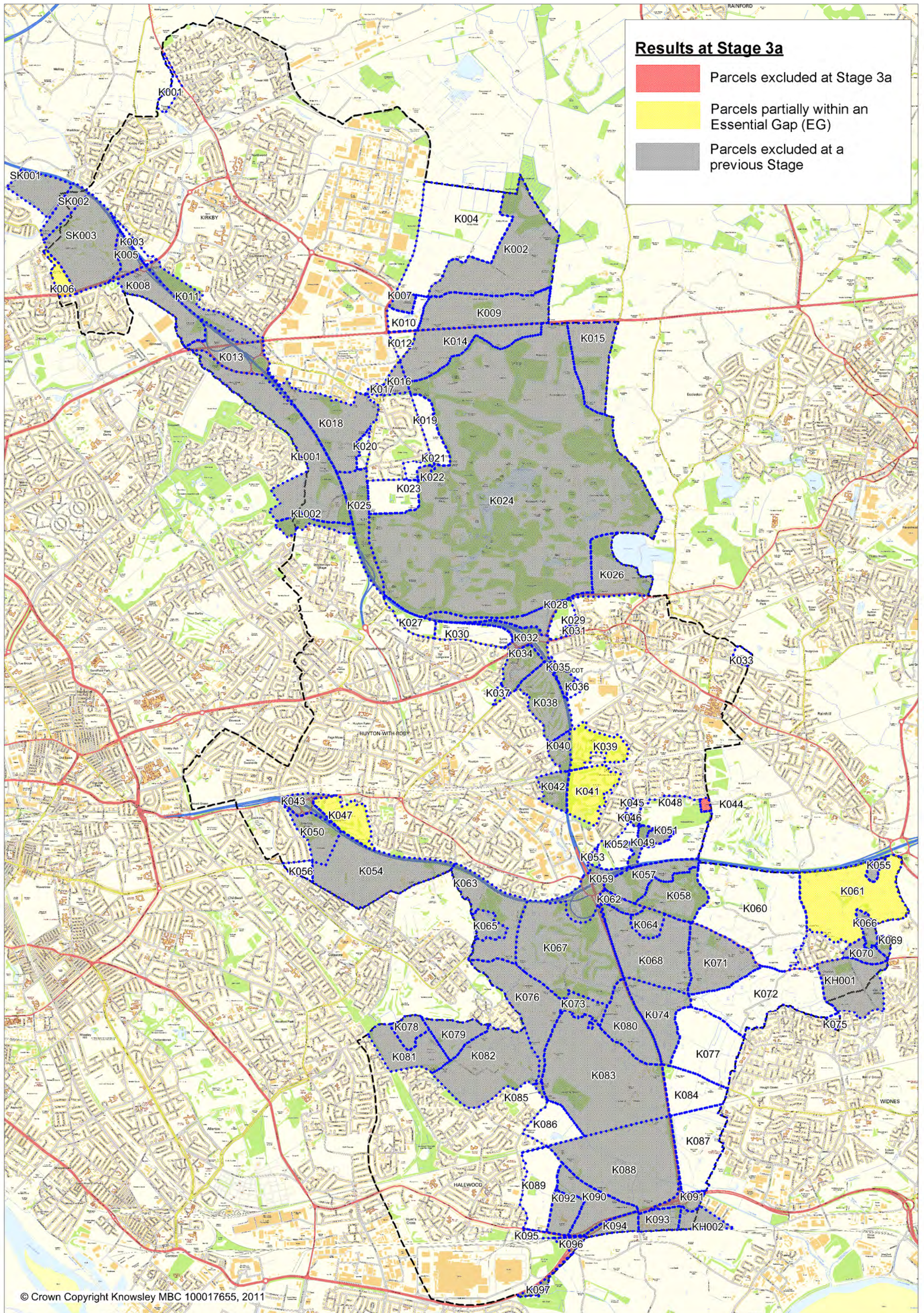
-  Parcels excluded at Stage 2
-  Parcels partially within an Essential Gap (EG)
-  Parcels excluded at a previous Stage



# Knowsley and Sefton Green Belt Study

## Appendix 7

Results at Stage 3a



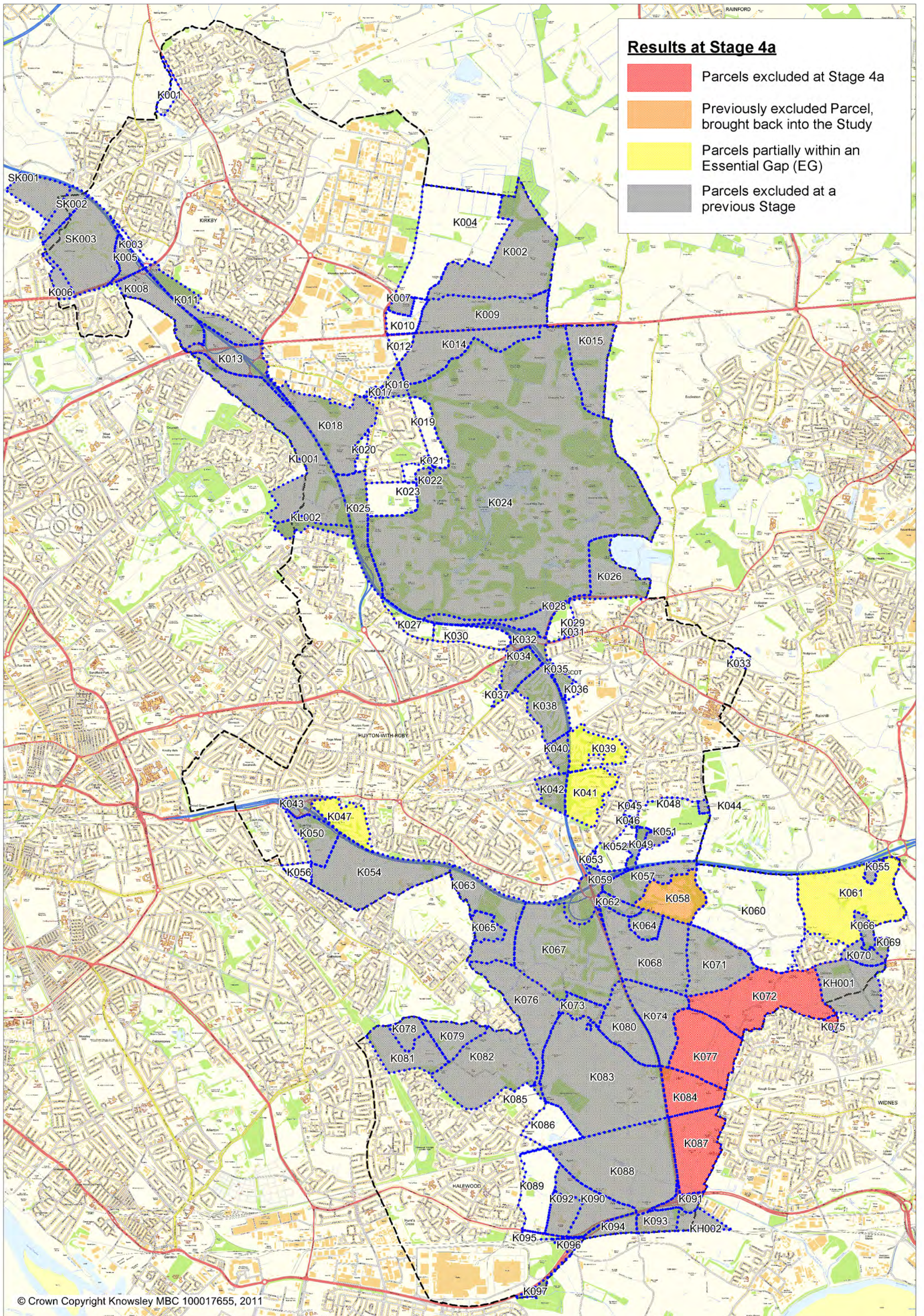
**Results at Stage 3a**

- Parcels excluded at Stage 3a
- Parcels partially within an Essential Gap (EG)
- Parcels excluded at a previous Stage

# Knowsley and Sefton Green Belt Study

## Appendix 8

Results at Stage 4a



**Results at Stage 4a**

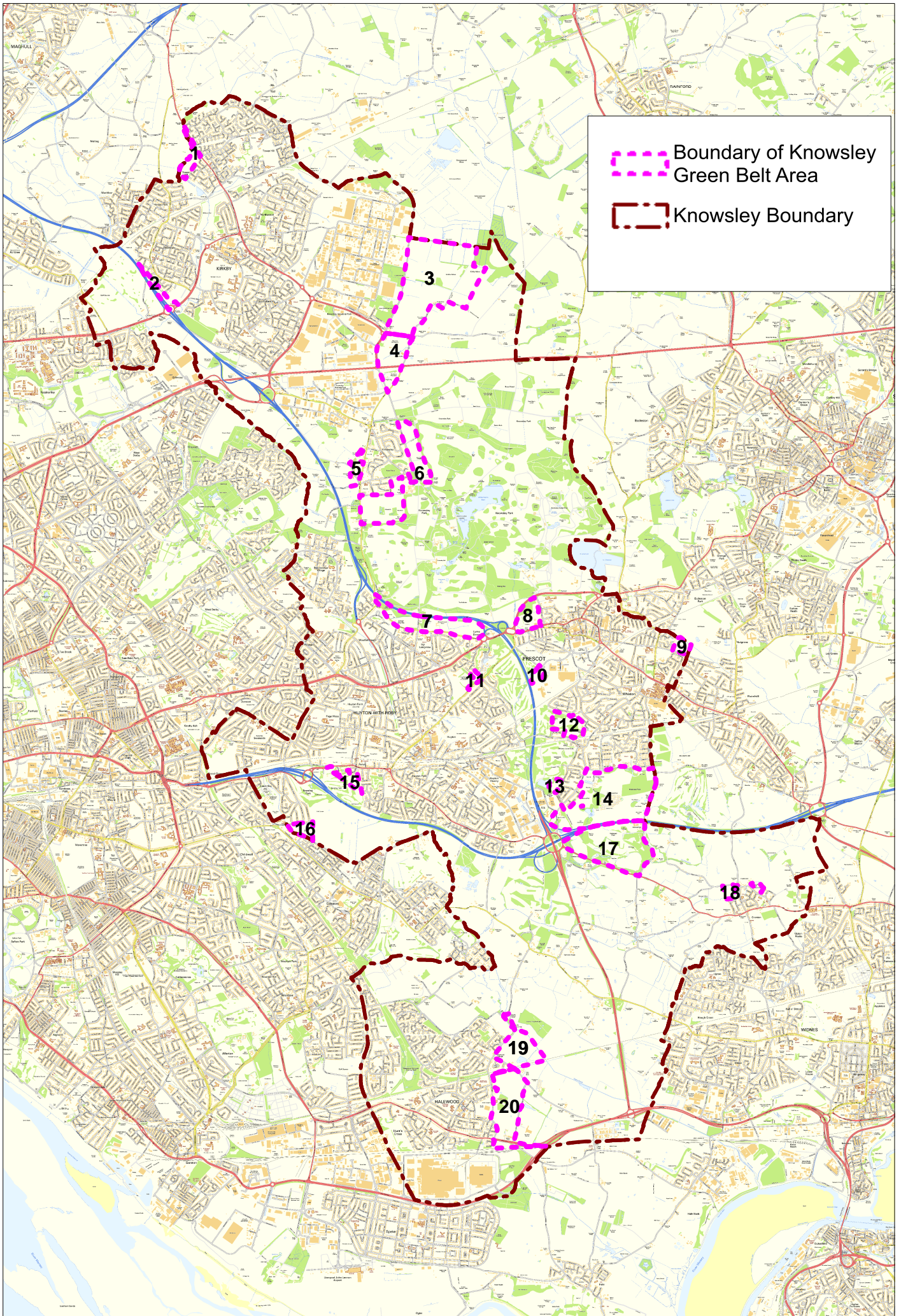
- Parcels excluded at Stage 4a
- Previously excluded Parcel, brought back into the Study
- Parcels partially within an Essential Gap (EG)
- Parcels excluded at a previous Stage

# Knowsley and Sefton Green Belt Study

## Appendix 9

Results at Stage 4c





# Knowsley and Sefton Green Belt Study

## Appendix 10

Published Draft Methodology 09.12.09

# **Green Belt Study Methodology**

## **Stage One – Identification of broad sections & parcels**

## **Stage Two – Testing against the 5 purposes of including land in the Green Belt as set out in PPG2**

## **Stage Three - Assessment against identified constraints and development opportunities**

## **Stage Four – Assessment of capacity & establishment of triggers for future release**

### **Introduction**

- 1.1. The purpose of this Study is to identify 'broad locations' or 'areas of search' in the Green Belt that might be suitable for accommodating Sefton, Knowsley and West Lancashire's future housing, employment and other needs in the longer term after all the suitable, available and achievable sites in the urban area have been developed. It is being undertaken in the absence of any commitment to carry out a strategic review of the Merseyside Green Belt in conjunction with 4NW as part of the preparation of RS2010, because the three Boroughs need to be able to demonstrate how they can each meet their housing and employment needs to the end of their respective Core Strategy plan periods and beyond.
- 1.2. The Study will be carried out jointly by Knowsley & Sefton, who will use independent consultants to validate each stage of the methodology. West Lancashire will use the same methodology, but its assessment will be validated by Lancashire County Council.
- 1.3. The Study is emphatically not a review of the Green Belt, and does not mean land will necessarily be released from the Green Belt (other than some minor 'non-strategic' adjustments) following its completion, as this can only occur once a strategic review of the Merseyside Green Belt has taken place and the triggers set in the respective Core Strategies have been met. Any potential Green Belt release in the future must not undermine the spatial strategy set out in Knowsley's, Sefton's & West Lancashire's or their neighbours' Core Strategies, or the Regional Strategy.
- 1.4. Nor does carrying out this Study mean that every area of land identified in the Study as having potential will ever be released for future development; the Study will identify a range of sites that indicate how housing, employment and other requirements could be met in the different parts of each Borough during the latter part of Knowsley, Sefton & West Lancashire's Core Strategy plan periods, once land in the urban areas has been largely exhausted.
- 1.5. As a precursor to any strategic review of the Green Belt taking place, the Liverpool City Region Housing and Spatial Planning Co-ordinating Group agreed in June 2009 that, once all the Merseyside authorities and West Lancashire have completed their Strategic Housing Land Availability Assessment, Strategic Housing Market Assessment & Employment Land & Premises studies, an initial assessment ('Overview Study') should be carried out in conjunction with 4NW to understand the capacity of each authority to meet its own needs, and to assess whether any

authority has the ability to meet any of the needs of any adjoining authority. A further report recommending that a brief is prepared to carry out this work was agreed by the Merseyside District Planning Officers' in October and by the LCR Housing & Spatial Planning Coordinating Group and the Board in November 2009. This work is likely to commence early in 2010, and will inform any future review of the Merseyside Green Belt.

- 1.6. This assessment will provide a clear understanding of:
  - The extent to which authorities can meet their housing and employment needs within their own district;
  - In the event that this is not possible, the opportunity for some needs to be met within an adjoining authority – examining the geographical area, type of need and potential linkages which can be established; and finally
  - If there is still a requirement which has not be satisfied by either of the above, the need to identify broad locations in the Green Belt to meet individual authority's development needs in the latter part of their Core Strategy plan period.
- 1.7 This Merseyside work will need to be followed by a strategic review of the Merseyside Green Belt to be carried out by the regional body (4NW) and the relevant local authorities, including West Lancashire, and will inform a future review of the Regional Strategy. However, there are currently no plans to do this. This will supersede the Merseyside Green Belt Study carried out in 2004 on behalf of the NWRA (4NW's predecessor), which indicated that, at that time, there was no need to review the Merseyside Green Belt boundaries.
- 1.8 Whilst Sefton & Knowsley intend to assess the whole of their Green Belt, due to the size and shape of West Lancashire's Green Belt, the latter's assessment will only cover the areas immediately around the towns & settlements in both West Lancashire and the urban areas in the adjoining Boroughs of Sefton & Knowsley. This will not be based on a precise distance, but on the needs and the level of growth envisaged in West Lancashire's emerging spatial strategy for each settlement, and will be governed by the existence of strong and robust boundaries that will endure should any Green Belt release take place.
- 1.9 National planning policy for the Green Belt contained in PPG2 stresses that Green Belt boundaries should only be altered where exceptional circumstances exist. Before any change can be approved, each authority will have to satisfy the Secretary of State that it has considered all reasonable opportunities for development in its urban areas, and that it has considered whether any of its neighbours could meet any of its outstanding need. The 'Overview' Study referred to in paragraphs 1.5 & 1.6 above will indicate the extent to which this may be possible.
- 1.10 Paragraph 2.12 of PPG2 states that when new or revised plans are being prepared by a local planning authority, any proposals affecting the Green Belt should be related to a timescale which is longer than that normally adopted for other aspects of the plan. Hence Knowsley, Sefton & West Lancashire will need to identify a range of sites that could meet each Borough's respective future housing and employment needs for longer than the period covered by their individual Core Strategies (15 years from their adoption). By doing this, we will also provide flexibility should any of the identified sites prove incapable of being brought forward when required, and this will also cater for the possibility that a future strategic review of the Merseyside

Green Belt may conclude that development in one Borough is more suited to meeting a neighbouring Borough's needs than the Borough in which the need originated.

## **Stage 1**

### **Identification of broad sections and parcels**

- 2.1 The first stage of the Green Belt Study is to identify broad sections of land around and between each of the main settlements in each district that will be subject to the testing throughout the Study. These perform a strategic Green Belt function. In Knowsley and Sefton, the whole of the Green Belt will be assessed; in West Lancashire, due to the extent and shape of the Green Belt, the Study will only assess those areas around the established settlements areas. Given the scale of Green Belt within the West Lancashire area a certain degree of sieving has already taken place. This has been carried out based on the size of the settlement, the potential size of Green Belt parcel, and the availability of any internal Green Belt boundary. Beyond looking at the existing settlement boundaries consideration will also be given to Green Belt sites adjacent to the settlements of Kirkby in Knowsley and Southport in Sefton where the West Lancashire boundary abuts the adjoining Boroughs' built up area.
- 2.2 Sections may extend beyond a Borough boundary. For example, the whole of the Green Belt between Lydiate in Sefton and Aughton in West Lancashire, and that between Maghull in Sefton and Kirkby in Knowsley each meets the function of separating these settlements, and are considered as single sections.
- 2.3 Sections will normally be identified using existing strong physical features such as main roads, railways & the Leeds & Liverpool Canal, although we will take into account commitments such as new roads if they will provide a strong and defensible boundary by the time any land in the Green Belt is released.
- 2.4 It is anticipated that only parts of any section will have the potential for development.
- 2.5 There will also be considerable variation in terms of land use and the strength and variety of internal sub-divisions and boundary treatments in each section. Each will therefore be sub-divided into smaller parcels for more detailed assessment. This is partly because smaller parts of a section may perform differently in the degree:
  - That they fulfil the five functions of the Green Belt;
  - Of the nature of any development within them; and
  - Their relationship with the built up area and proximity to services etc.
- 2.6 A parcel will be identified using the following criteria:
  - It should be of similar character and land-use;
  - It should have a similar impact on the openness of the Green Belt; and
  - It should be clearly defined by durable significant and strong physical boundaries where possible, both existing and proposed.
- 2.7 Boundaries should be robust and defensible over time, and they should comprise strong and durable physical features. The assessment of boundaries is important because weak boundaries can be vulnerable to urban encroachment. Strong

boundaries are less likely to be altered on an ad hoc basis, and are more likely to withstand the passage of time, which is essential if the Green Belt boundaries are to have longevity. This will be assessed in Stage 2 of the process through our assessment of Purpose 3.

- 2.8 However, as we are not identifying Green Belt boundaries for the first time, there will inevitably be some existing boundaries that are 'weak'. This is particularly an issue in the West Lancashire mosslands and other agricultural areas, where there is a lack of roads and other physical features, and many of the field boundaries comprise ditches and drains which are not readily visible from ground level. In these cases, we have had to resort to using field drains, and in West Lancashire, limited the 'area of search' to an area approximately 400m – 1 kilometre (1 – 3 fields) wide from the edge of the built up area.
- 2.9 Where land is suggested for future development that will necessitate a revision to the existing Green Belt boundary, we will choose 'strong' boundaries wherever practical. This may result in some of our initial parcel choices having to be combined, or we may require the creation of a new strong boundary if development is permitted in the future. The fact that a parcel may have a weak boundary will not automatically rule it out from further consideration, as the associated commentary will indicate what remedial measures are required if a weak boundary needs be transformed into a strong boundary because the parcel otherwise shows significant potential for being released from the Green Belt.
- 2.10 This also means that parcels will not be chosen because of their size. Moreover, the size of a parcel is not likely to have a direct relationship to the amount of land that will need to be released from the Green Belt in the longer term to meet our future requirements. This is because any very large site that is identified as having potential for meeting some of our housing needs may require associated new infrastructure such as a school, shops or open space, and possibly even employment, to complement any new housing. Thus the net density and capacity of a larger site is likely to be lower than that of a smaller site, where the requirements are unlikely to be as diverse.
- 2.11 This two-staged division, into sections and parcels, will enable us to identify those parts of the Green Belt that are more critical for retaining in the Green Belt in order to maintain its openness than other areas.
- 2.12 The attached maps (in Appendix 1) show how the area around Maghull has been sub-divided into sections & parcels – some sections may extend into the adjoining parts of Knowsley (to the north & west of Kirkby), and West Lancashire (south of Aughton & Holt Green), if they perform a similar PPG2 function.
- 2.13 Ordnance Survey Maps and aerial photographs will be used initially to identify the sections and parcels. The boundaries will be checked on site to ensure that they are strong, and a photographic record of the boundary made. Following this assessment, some parcels may be combined if their individual boundaries are not considered to be sufficiently strong and durable.
- 2.14 At the end of this stage, each parcel will be assigned a unique reference number, based on the local authority area, the section & the individual parcel.

## **Stage 2**

### **Testing against the 5 purposes of including land in the Green Belt as set out in PPG2**

- 3.1 Having sub-divided the Study areas into sections and parcels, each parcel will be assessed to ascertain how it performs in meeting the five purposes of including land in the Green Belt, both in its own right and as part of a broader swathe of land. This will primarily relate to an assessment of its openness. Paragraph 1.4 of PPG2 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open, and that the key attribute of including land in the Green Belt is its openness. In order to ensure that the most important parts of the Green Belt are protected from future development, some parcels will be ruled out from further consideration at this stage because it is so important that they are kept as Green Belt.
- 3.2 As not all land in the Green Belt is undeveloped, we will assess the amount and impact of existing development in the Green Belt as part of our assessment of how any parcel fulfils the five PPG2 purposes. As required by paragraph 2.6 of PPG2, land that has become derelict in the Green Belt will not be considered more favourably than any other land, except where any future development is likely to have less impact than any existing buildings. In these circumstances we will adopt the 'no net loss' approach as advocated in RS Policy EM1 'Integrated Assessment of the Region's Environmental Assets'.
- 3.3 Paragraph 1.5 of PPG2 states that there are five purposes for including land in the Green Belt:
1. To check unrestricted sprawl of large built-up areas;
  2. To prevent neighbouring towns from merging into one another;
  3. To assist in safeguarding the countryside from encroachment;
  4. To preserve the setting and special character of historic towns; and
  5. To assist in urban regeneration by encouraging the recycling of derelict and other urban land.
- 3.4 The Merseyside Green Belt was adopted in 1983. The Written Statement says that the Green Belt is necessary in order to:
- (i) Check the outward spread of the built-up area, direct development into existing towns, and encourage their regeneration;
  - (ii) Ensure that towns and villages retain their individual character; and
  - (iii) Safeguard the surrounding countryside so that its potential for agriculture, nature conservation and recreation and its value as an amenity for townspeople is preserved.
- 3.5 PPG2 does not suggest that any of the purposes are more important than the others. We have therefore assessed each parcel against all the purposes of including land in the Green Belt. To this end, we have considered the extent to which each parcel contributes to meeting the other two PPG2 purposes of including land in the Green Belt, as well as the three purposes that the whole of the Merseyside Green Belt performs, in order to reflect local differences. As part of our assessment, we will provide a commentary (a mixture of quantitative and judgmental elements) setting out how the parcel meets any or all of the purposes.

3.6 However, regardless of how many or how few purposes of including land in the Green Belt that a parcel is deemed to meet, there are some areas that are so important purely in maintaining the openness of the Green Belt, that they should be protected from any development and should remain in the Green Belt in perpetuity. Any parcels that are adjudged to do this will be identified by way of a qualitative assessment, and will be ruled out of further consideration in the Study.

3.7 In order to assess each parcel of land within the Study area against the five purposes, the following interpretations will be used:

Purpose 1

3.8 Paragraph 1.4 of PPG2 states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. We will therefore assess the amount of development in each parcel, as a means of ascertaining how successful we have been in checking the outward spread of the built-up area. We will also note in the associated commentary the uses to which each parcel is in. This will enable us to assess whether the land is in an appropriate and inappropriate use (as defined in paragraph 3.1 of PPG2), and whether the land is used for the purposes of agriculture, nature conservation or recreation (Purposes 1 & 3 of the Merseyside Green Belt).

3.9 Some development is inevitable in the Green Belt, and essential if land in the Green Belt is to be used in a positive way. One of the main types of development found in the rural area is glasshouses and other buildings associated with the agricultural industry. Some of these can be quite extensive in size and can have a considerable impact on the openness of the Green Belt.

3.10 We will also consider the extent to which buildings associated with inappropriate uses affect the openness of the Green Belt.

3.11 Some developed sites in the Green Belt have been identified our adopted UDPs, or Local Plan in the case of West Lancashire, as major developed sites in the Green Belt in accordance with the provisions of Annex C of PPG2. Policies in these plans set out whether appropriate infilling or redevelopment would be considered. We will review these designations and the uses to which such sites could be put as we prepare our Core Strategy and other Development Plan Documents in our Local Development Frameworks.

3.12 There may also be instances where a large factory or other building is presently located in and 'washed over' by Green Belt, and is in an active use. If this use was able to relocate to another site in the urban area and the site was to be redeveloped, an alternate use may result in an improvement to the openness of Green Belt. Any instances where we think this could apply will be identified in the accompanying commentary.



<b>Purpose 1</b>	<b>Criteria</b>	<b>Criteria Definition</b>	<b>Degree PPG2 purpose fulfilled</b>
To check the unrestricted sprawl of large built-up areas	The extent to which existing development affects the openness of a parcel	0 - 9.99% of parcel covered by buildings	A
		10 - 24.99% of parcel covered by buildings	B
		>25% of parcel covered by buildings	C

3.13 For the purpose of this Study, “large built up areas” will include any built-up area, including “inset” villages that are identified by in Knowsley’s & Sefton’s adopted UDPs and West Lancashire’s adopted Local Plan. Villages that are “washed over” by the Green Belt are not included in this definition.

Purpose 2

3.14 The aim of this purpose is to prevent neighbouring towns from coalescing. PPG2 indicates that wherever practical, Green Belts should be several miles wide. Although the whole of the Merseyside Green Belt is relatively narrow, there are some areas between settlements that are much narrower than this, and must be kept open to maintain separation. Keeping settlements separate is an essential element of enabling individual towns and villages to retain their individual character (Purpose 2 of the Merseyside Green Belt).

3.15 However, there may also be other areas (either because of the presence of a strong physical feature or because of the width of the Green Belt locally), where some development may not result in neighbouring towns coalescing. Parcels that score ‘A’ in this category (i.e. where the gaps is narrowest) will be ruled out from further consideration in this Study.

<b>Purpose 2</b>	<b>Criteria</b>	<b>Criteria Definition</b>	<b>Degree PPG2 purpose fulfilled</b>
To prevent neighbouring towns from merging into one another	The width of the strategic open gap between urban areas	Removal of the parcel from Green Belt would leave a gap of <1km	A
		Removal of the parcel from Green Belt would leave a gap of 1 -1.99km	B
		Removal of the parcel from Green Belt would leave a gap of >2km	C

3.16 For the purpose of this Study, “neighbouring towns” includes all settlements, including “inset” villages. The distance to towns and villages in neighbouring authorities’ areas is also taken into account.

Purpose 3

3.17 This purpose seeks to safeguard the countryside from encroachment. In assessing whether a parcel is at risk from encroachment, we have already considered (in relation to Purpose 1) the extent that a parcel is undeveloped and ‘open’. In order to

assess parcels against this purpose, we have assessed both the strength of the existing boundary and the use to which land in the Green Belt is in.

(i) Boundary strength

3.18 Paragraph 2.9 of PPG2 stresses the need to retain strong Green Belt boundaries, by establishing permanent and appropriate boundaries between the developed area and the countryside beyond. As part of the Stage 2 assessment, we have assessed the strength of existing Green Belt boundaries. If we decide that a parcel may be suitable for development because this would not impact on the openness of the Green Belt and the existing Green Belt boundary is weak, we will endeavour to choose a new strong boundary if the Green Belt boundary is changed. If this is necessary, the associated commentary will indicate whether any strengthening is needed.

<b>Purpose 3 (i) boundary strength</b>	<b>Criteria</b>	<b>Criteria Definition</b>	<b>Degree PPG2 purpose fulfilled</b>
To see whether a strong Green Belt boundary exists, or whether any realignment as a result of development could result in a stronger boundary being created.	To check the strength of existing Green Belt boundaries and assess the strength of future boundaries should a parcel be developed.	A strong Green Belt boundary currently exists within this location.	For Info. Only
		Development of the parcel could provide a strong Green Belt boundary in the future	A
		Development of the parcel would provide a weak Green Belt boundary without further strengthening	B

(ii) Land use

3.19 Paragraph 1.6 of PPG2 indicates that a number of uses can play a positive role in fulfilling Green Belt objectives, and paragraph 16 of PPS7 'Sustainable Development in Rural Areas' defines a number of countryside uses that should be supported. Parcels that support the Green Belt objectives or are in a defined countryside use (e.g. in use as a country park) are more likely to fulfil a positive Green Belt role, and be less susceptible to inappropriate development. This will enable us to assess the extent to which land in the Green Belt has been safeguarded for agriculture, nature conservation & recreation (purpose 3 of the Merseyside Green Belt).

3.20 The Green Belt objectives set in paragraph 1.6 are:

- to provide opportunities for access to the open countryside for the urban population;
- to provide opportunities for outdoor sport and outdoor recreation near urban areas;
- to retain attractive landscapes, and enhance landscapes, near to where people live;
- to improve damaged and derelict land around towns;
- to secure nature conservation interest; and
- to retain land in agricultural, forestry and related uses.

<b>Purpose 3</b>	<b>Criteria</b>	<b>Criteria Definition</b>	<b>Degree PPG2 purpose fulfilled</b>
To assist in safeguarding the countryside from encroachment	Does the use of the parcel meet one of the objectives for including land in the Green Belt, or is it in a defined countryside use?	The parcel contains land uses that fulfil the Green Belt objectives are set out in paragraph 1.6 of PPG2, or supports the countryside uses defined in paragraph 16 of PPS7.	A
		The parcel does not contain land uses that fulfil the Green Belt objectives are set out in paragraph 1.6 of PPG2, or supports the countryside uses defined in paragraph 16 of PPS7.	B

Purpose 4

- 3.21 This purpose seeks to preserve the setting and special character of historic towns. For the purpose of this Study, and in order to provide a local perspective, we have interpreted this criterion as relating to all towns and villages where the setting is important, and to historic parks & gardens, as this will enable us to ensure that towns and villages retain their individual character (Purpose 2 of the Merseyside Green Belt).
- 3.22 The impact that development in any parcel may have on towns, villages and historic parks and gardens that have conservation designations or contain prominent listed buildings will be assessed. Where appropriate we will use any Conservation Area Assessments that exist.
- 3.23 Where there is existing development that adversely affects the setting or historic character of a town, village or historic park, we will adopt the 'no net loss' approach as advocated in Policy EM1 of RS in assessing the parcel's potential for being redeveloped to a less intrusive use, should the current use be capable of being relocated to a more sustainable location.

<b>Purpose 4</b>	<b>Criteria</b>	<b>Criteria Definition</b>	<b>Degree PPG2 purpose fulfilled</b>
To preserve the setting and special character of historic towns	Whether a parcel helps preserve the setting of an historic town, village or park	Parcel contributes significantly to the setting of an historic town, village or park	A
		Parcel has limited contribution to the setting of an historic town, village or park	B

		Parcel has no impact on the setting of an historic town, village or park	C
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Purpose 5

- 3.24 The final purpose of the Green Belt is to assist urban regeneration by directing development to urban areas in preference to land in the Green Belt. Purpose 1 of the Merseyside Green Belt is to encourage the regeneration of existing towns.
- 3.25 We have linked this Green Belt purpose to our regeneration priorities, in order to be able to assess the impact on a more local basis. Policy RDF1 of the Regional Strategy identifies the regional priorities for regeneration including the Housing Market Renewal Area, together with a number of other settlements where new development should be focussed.
- 3.26 We have also used the Super Output Areas (SOAs) that are the most 20% deprived nationally<sup>1</sup> and areas in receipt of Working Neighbourhoods funding and Area-based grant, in order to provide a local dimension.
- 3.27 The development of Green Belt parcels further away from regeneration areas and spatial development priority areas, especially where these areas are in different housing sub-markets defined in our individual Strategic Housing Market Assessments or Housing Needs Surveys, are not considered areas where development would be likely to assist the objective of assisting regeneration by reducing disparities.
- 3.28 For the purposes of this Study, the housing markets in all three authority's areas are considered to be largely self-contained, with each containing a number of sub-market areas. Knowsley contains 4 sub-markets - Huyton with Roby, Kirkby, Prescot and Whiston, and Halewood; Sefton contains 2 sub-markets – South Sefton (comprising Bootle and Netherton), and the rest of Sefton; whilst West Lancashire contains 3 sub-markets - Skelmersdale, Ormskirk / Burscough and the rural parishes.
- 3.29 Areas close to regeneration areas are more likely to provide benefits by providing a wider range of housing choice or local employment opportunities, which development further away would not, as people from the more deprived areas find it more difficult to access housing, services and employment provided further away from where they currently live. Therefore development in the same housing sub-market as our regeneration priorities will need to be carefully linked to the needs to these initiatives so as not to undermine investment in these areas.

Purpose 5	Criteria	Criteria Definition	Degree PPG2 purpose fulfilled
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<sup>1</sup> Based on the Index of National Deprivation 2007.

To assist in urban regeneration by encouraging the recycling of derelict and other urban land	Whether development in the parcel would be likely to divert development away from identified regeneration areas	The site is located in the same housing sub-market area where it could affect urban regeneration in a defined regeneration area or areas of deprivation	A
		The site is not located where development would affect urban regeneration in a defined regeneration area or areas of deprivation	B

- 3.30 Through the policies in our Core Strategies, we will ensure that development in any part of our area does not undermine wider regional and local priorities. We also recognise that development in the Green Belt may have cross-boundary implications, and therefore, appropriate policy triggers will need to be identified in our Core Strategies to ensure that any future Green Belt release is not premature, and is the maximum necessary to meet identified local needs.
- 3.31 At the end of this stage we will provide a commentary that sets out the importance of each parcel against each of the five Green Belt purposes and our recommendations about which parcels should be excluded from the Study for further assessment.
- 3.32 A Schedule setting out our conclusions and a map will be produced following this stage to show which parcels will be not considered further in the Study, and which will be taken through to Stage 3.

### **Stage 3**

#### **Assessment against identified constraints and positive attributes**

- 4.1. Having identified and eliminated those parcels that contribute the most to fulfilling the purposes of Green Belt (the 'critical' Green Belt), Stage 3 involves assessing the remaining parcels against a set of identified development constraints and positive attributes. These have been assessed separately. Although there are more constraints than positive attributes, a high constraints score does not necessarily mean that the parcel has no potential for development, although a low positive development score may.
- 4.2. The initial part of this assessment will be done using GIS mapping. Once parcels that perform badly against both the constraints and the positive criteria have been excluded from further consideration at the end of this stage, the remaining parcels will be subject to site specific consultation with relevant service and utility providers as part of Stage 4.

#### **Links with the Strategic Housing Land Availability Assessment (SHLAA)**

- 4.3. All three Authorities have recently completed the consultation on their draft Strategic Housing Land Availability Assessments (SHLAAs), and the final reports taking into account the consultation responses are due in late 2009. These have all indicated that each authority is likely to have insufficient land within its urban areas to meet its

future needs for the whole of the respective Core Strategy plan periods, which has required us to carry out this follow-on Green Belt Study.

- 4.4. In order to make direct comparisons between sites in the Green Belt that were submitted under the 'Call for Sites' stage of the Strategic Housing Land Availability Assessment (SHLAA) and parcels considered as part of this Green Belt Study, we have looked at the site scoring sheet used to assess potential housing sites in the former Assessment and incorporated those criteria into this Study where appropriate. Whereas in the SHLAA, positive and negative factors were grouped under four headings – developability, market viability, local character & planning standards, and sustainability criteria - in this Study the criteria have been split into positive and negative factors. We have also sub-divided some of the SHLAA criteria to enable greater sensitivity analysis. This is especially important in relation to factors such as flood risk, where rural areas may be less likely to be protected by existing or proposed flood defences than urban areas; in some of our rural areas there are proposals to actively use the land as a floodplain or to permit seasonal flooding which would also affect their suitability for development.
- 4.5. We have excluded most of the market viability criteria used in the SHLAA, as we have assumed that there is likely to be a strong market demand for development on Green Belt sites. Whilst we have included the presence of buildings requiring demolition, or the fact that a parcel may be contaminated as a constraint, these are seen as additional development costs rather than an impediment to development, as they will not normally affect the parcel's overall developability.
- 4.6. We have also excluded the SHLAA criteria relating to whether a site is in active use, as paragraph 2.6 of PPG2 states that boundaries should not be altered merely because the land has become derelict. We do not want to encourage land in the Green Belt to become disused in order to enhance its potential for development.
- 4.7. Finally, we have excluded the SHLAA 'local character' criteria which relates to alternate uses and the end use, as this is a matter for the next stage of this Study. We have also ignored the current UDP designation as any development in the Green Belt resulting from this Study is likely to constitute 'inappropriate development'.
- 4.8. A number of parcels in the Green Belt were submitted as part of the 'Call for Sites' stage of the SHLAA. However, these sites were not assessed for their housing potential as it was considered that any review of Green Belt land would be premature as part of the SHLAA, and should most appropriately be addressed through a separate piece of work after the capacity of the urban area had been determined. As Knowsley & Sefton intend to carry out a full assessment of all the land in their Green Belts, whilst West Lancashire will be assessing land around their main settlements, we will not be including a 'Call for Sites' stage in the Green Belt Study, as sites that may be submitted through any 'Call for Sites' may not necessarily include all the most suitable sites.
- 4.9. It is recognised that the SHLAA 'Call for Sites' Green Belt submissions represent potentially 'available' and 'deliverable' sites as they have been actively promoted to the SHLAA. In order to address these submissions, an appendix in the final Green Belt Study will state how the Study findings relate to each of the submitted sites.

### **Development Constraints**

- 4.10. The constraints to development have been identified through an assessment of planning policy and other guidance, and also reflect those used to assess sites in the SHLAA. They have been classified into three categories, as some constraints are more critical because they are nationally or internationally important, whilst others are only of local importance. The more critical the constraint, the higher the score given in the assessment. The list of constraints and the scoring system is set out below.
- 4.11. Where only a small proportion of a site is affected by a constraint or, where mitigation measures may be able to be incorporated in order to offset the constraint, an intermediate score is awarded. For example, if a small part of a parcel contains a Listed Building, in most cases it would be possible to develop the rest of the parcel without adversely impacting on the setting or character of the Listed Building. Where part of a site is in Flood Zone 2, 3a or 3b, Government advice in PPS25 indicates that the whole of the site should be treated as if it were in the worst category. But this ignores the presence of flood defences and the scope for mitigation – such as erecting bunds to minimise the risk of flooding to parts of the parcel that have a lower risk of flooding, or using the most constrained part of a site for a less sensitive use - or other technological solutions that can be used to protect most of the parcel from flooding. We have therefore scored the constraint based on the extent of the parcel that is adversely affected by the constraint.
- 4.12. **Critical constraints** are those of international importance or providing international protection, or that render the parcel so unsuitable for development that it should be excluded from further assessment. The maximum score available for each constraint is **5**. Sites that score 5 in any category will be ruled out from further consideration, as the amount of mitigation needed to overcome them is likely to be insurmountable.

Sites of International Nature Conservation importance (SPAs, SACs, Ramsar)

More than 75% of the parcel has an international nature designation	Score: 5
50% - 75% of the parcel has an international nature designation, or all of the parcel lies within a buffer zone around such a designated site	Score: 4
25% - 50% of the parcel has an international nature designation, or more than 50% - 75% of the parcel lies within a buffer zone around such a designated site	Score: 3
Less than 25% of the parcel has an international nature designation, or 25% - 50% of the parcel lies within a buffer zone around such a designated site	Score: 2
Less than 25% of the parcel lies within a buffer zone around a designated international nature conservation site	Score: 1
The parcel does not contain any land with an international nature designation or a buffer zone around such a designated site	Score: 0

Land affected by Coastal Erosion

The parcel lies to the west of the inner edge of the sand dunes associated with the projected coast line in 2105	Score: -5
The parcel lies to the east of the inner edge of the sand dunes	Score: 0

associated with the projected coast line in 2105	
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Flood risk 3b

More than 50% of the parcel contains land in flood risk zone 3b, which is only suitable for water-compatible uses and essential infrastructure as defined in Annex D of PPS25.	Score: 5
25% - 50% of the parcel contains land in flood risk zone 3b	Score: 4
Less than 25% of the parcel contains land in flood risk zone 3b	Score: 3
The parcel is adjacent to land which is within Flood Risk Zone 3b	Score: 2
None of the parcel contains land in flood risk zone 3b	Score: 0

4.13. **Primary constraints** are mainly national designations and immovable, physical matters that restrict development, or require mitigation if any development were to be permitted. The constraint may also impact on what land uses are acceptable in an area, particularly if the designation includes a buffer zone around it. The maximum score available for each constraint is **3**. The primary constraints are:

Sites of Special Scientific Interest (SSSIs)

More than 75% of the parcel is designated as a SSSI, or all of the parcel lies within a defined buffer zone around such a designated site	Score: 3
25% - 50% of the parcel is designated as a SSSI, or 50% - 75% of the parcel lies within a defined buffer zone around such a designated site	Score: 2
Less than 25% of the parcel is designated as a SSSI, or less than 50% of the parcel lies within a defined buffer zone around such a designated site	Score: 1
The parcel does not contain a SSSI or a buffer zone around such a site	Score: 0

Land in Flood Zone 3a

4.14. Land in this flood zone should not be developed unless there are no suitable and available sites in an area with a lower flood risk (FZ 1 or 2). It is only suitable for water-compatible and less vulnerable uses as defined in Annex D of PPS25. More vulnerable uses and essential infrastructure will only be acceptable if the Exception Test set out in Annex D of PPS 25 is passed.

More than 50% of the parcel contains land in flood zone 3a	Score: 3
Between 25% - 50% of the parcel contains land in flood zone 3a, and suitable mitigation measures & means of minimising the residual risk can be included in any development to protect the rest of the site from flooding.	Score: 2
Less than 25% of the parcel contains land in flood risk zone 3a, and suitable mitigation measures & means of minimising the residual risk can be included in any development to protect the rest of the site from flooding.	Score: 1
None of the parcel contains land within Flood Risk Zone 3a and is not within the vicinity of such a constraint. The parcel only	Score: 0



contains land in flood risk zones 1 or 2.	
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#### Land in Flood Zone 2

- 4.15. Land in this flood zone should not be developed unless there are no suitable and available sites in an area with a lower flood risk (FZ 1). Highly vulnerable will only be acceptable if the Exception Test set out in Annex D of PPS 25 is passed.

More than 50% of the parcel contains land in zone 2, which is suitable for water-compatible, less vulnerable and more vulnerable uses of land and 'essential infrastructure' as defined in Annex D of PPS25, and suitable mitigation measures & means of minimising the residual risk can be included in any development to protect the rest of the site from flooding. Highly vulnerable uses are only appropriate if the Exception Test described in Annex D is passed.	Score: 2
Less than 50% of the parcel contains land in flood risk zone 2, which is suitable for water-compatible development as defined in Annex D of PPS25. More vulnerable uses should be located on parts of the site with lowest probability of flooding, and suitable mitigation measures should be incorporated to prevent any development from flooding.	Score: 1
More than 50% of the parcel contains land in flood risk zone 1, which is suitable for all new development	Score: 0

#### Listed buildings

The parcel contains listed buildings located in at least 3 distinct parts of the parcel, each of which could affect its deliverability or a single grouping of listed buildings that will have a significant impact on the developability of the parcel.	Score: 3
The parcel contains listed buildings located in at least 2 distinct parts of the parcel, each of which could affect its deliverability	Score: 2
The parcel contains a listed building or a buffer zone around a listed building on an adjoining site which could affect its deliverability	Score: 1
The parcel does not contain a listed building or part of a listed building buffer zone	Score: 0

#### Historic Parks and Gardens

More than 50% of the parcel contains a designated historic park or garden	Score: 3
25% -50% of the parcel contains a designated historic park or garden	Score: 2
Less than 25% of the parcel contains a designated historic park or garden	Score: 1
None of the parcel contains a designated historic park or garden	Score: 0

#### Scheduled Ancient Monuments

More than 50% of the parcel contains a Scheduled Ancient Monument or contains land that affects the setting of a Scheduled Ancient Monument	Score: 3
25% - 50% of the parcel contains a Scheduled Ancient Monument or contains land that affects the setting of a Scheduled Ancient Monument	Score: 2
Less than 25% of the parcel contains a Scheduled Ancient Monument or contains land that affects the setting of a Scheduled Ancient Monument	Score: 1
None of the parcel contains or affects the setting of a Scheduled Ancient Monument	Score: 0

#### Conservation Areas

- 4.16. Although Conservation Areas are designated locally, Councils have a statutory duty to declare them. Because their impact can be extensive, and we are required to consider the impact of any proposals for development on the character or appearance of a Conservation Area, we have included the presence of a Conservation Area as a primary constraint.

More than 50% of the parcel contains land designated as a Conservation Area, or more than 75% of the parcel contains land which impacts on the setting of the Conservation Area	Score: 3
25% - 50% of the parcel contains land designated as a Conservation Area, or 50% - 75% of the parcel contains land which impacts on the setting of the Conservation Area	Score: 2
Less than 25% of the parcel contains land designated as a Conservation Area, or less than 50% of the parcel contains land that impacts on the setting of a Conservation Area	Score: 1
None of the parcel contains land designated as a Conservation Area or less than 25% of the parcel contains land which impacts on the setting of the Conservation Area	Score: 0

#### Agricultural land

More than 50% of the parcel contains 'the best and most versatile' agricultural land (i.e. grades 1, 2 & 3a)	Score: 3
25% - 50% of the parcel contains 'the best and most versatile' agricultural land	Score: 2
Less than 25% of the parcel contains 'the best and most versatile' agricultural land	Score: 1
The parcel does not contain any of 'the best and most versatile' agricultural land	Score: 0

#### Landscape value

- 4.17. This will be assessed using Landscape Character Areas and the Historic Landscape Assessment.

More than 50% of the parcel contains land that has high landscape value of a type that is not capable of accommodating	Score: 3
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development or associated mitigation	
25% - 50% of the parcel contains land that has a high landscape value, or more than 50% of the parcel contains land that has a medium landscape value of a type that is not capable of accommodating development or associated mitigation	Score: 2
Less than 25% of the parcel contains land that is of a high landscape value, or less than 50% of the parcel contains land that has medium landscape value of a type that is not capable of accommodating development or associated mitigation	Score: 1
The majority of the parcel contains land that has low landscape value	Score: 0

#### Critical Green Infrastructure

More than 50% of the parcel contains an area of critical Green Infrastructure	Score: 3
25% - 50 % of the parcel contains an area of critical Green Infrastructure	Score: 2
Less than 25% of the parcel contains an area of critical Green Infrastructure	Score: 1
The parcel does not contain any areas of critical Green Infrastructure	Score: 0

#### UK Priority BAP (bio-diversity action plan) habitat

More than 50% of the parcel contains land identified in the Ecological Framework as a Core Biodiversity Area	Score: 3
25% - 50% of the parcel contains land identified in the Ecological Framework as a Core Biodiversity Area	Score: 2
Less than 25% of the parcel contains land identified in the Ecological Framework as a Core Biodiversity Area	Score: 1
The parcel does not contain any land that is identified in the BAP as a Core Biodiversity Area	Score: 0

- 4.18. **Secondary constraints** are of local importance, but are still likely to have an impact on development. Whilst they are identified as constraints, they are generally considered less significant than a primary constraint. The secondary constraints that have been identified are:

#### Local Nature Reserves (LNRs)

More than 50% of the parcel contains a Local Nature Reserve or 75% of the site contains land designated as a buffer zone around a nature conservation site in the Ecological Framework	Score: 1
25% - 50% of the parcel includes land designated as a Local Nature Reserve or 50 – 75% of the parcel contains land designated as a buffer zone around a nature conservation site in the Ecological Framework	Score: 0.5
Less than 25% of the parcel contains a Local Nature Reserve or less than 50% of the parcel is designated as a buffer zone around a nature conservation site in the Ecological Framework	Score: 0

Local Wildlife Site (Site of Local Biological Interest or Biological Heritage Site)

More than 50% of the parcel contains a Local Wildlife Site	Score: 1
Less than 50% of the parcel contains a Local Wildlife Site	Score: 0.5
The parcel does not contain a Local Wildlife Site	Score: 0

Recreation Areas

More than 50% of the parcel contains an area of coastal park, community woodland, country park, allotments, public open space, playing pitch or other recreational amenity asset.	Score: 1
Less than 50% of the parcel contains an area of informal open space, which is a amenity asset to the local community	Score: 0.5
The parcel contains no formal or informal recreation areas	Score: 0

Regionally Important Geological Sites (RIGS)

More than 50% of the parcel contains a Regionally Important Geological Site	Score: 1
Less than 50% of the parcel is adjacent to a Regionally Important Geological Site	Score: 0.5
The parcel does not contain, or is adjacent to a Regionally Important Geological Site	Score: 0

Site of Archaeological Interest

More than 50% of the parcel contains a Site of Archaeological Interest	Score: 1
Less than 50% of the parcel contains to a Site of Archaeological Interest	Score: 0.5
The parcel does not contain, or is adjacent to a Site of Archaeological Interest	Score: 0

- 4.19. There are also a number of other factors that adversely affect the economic viability or developability of a site. These have been classified as **other constraints**. These constraints are seen as development costs, rather than a constraint that could affect the principle of development. We will estimate the factors that we think will affect developability from local knowledge, but our initial score may need to be reviewed following Stage 4.

Economic factors

The parcel contains contaminated land that will need to be remediated before development can take place	Maximum of 3 points, depending on site size and estimated cost of remediation
Development will have to bear significant abnormal costs e.g. from using piled foundations as a result of poor ground	Maximum of 3 points,

conditions etc	depending on site size and estimated cost of remediation
Significant infrastructure will be required (e.g. lack of a power supply or because improvements to the transport network are required because the existing network is at capacity), which will be expensive to provide	Maximum of 3 points, depending on estimated cost of the required infrastructure
Significant parts of the site will be sterilised as a result of the presence of existing services (such as underground pipelines / overhead power lines), or there will be significant costs associated with the need to divert existing services	Maximum of 3 points, depending on amount of site affected

#### Miscellaneous Constraints

There are significant pieces of physical infrastructure (e.g. railways, motorways or the Leeds & Liverpool Canal) that would need to be crossed in order to gain access to the site	Maximum of 2 points, depending on estimated cost
Access to the site can only be achieved by demolishing an existing building in active use, or where the cost of demolition & remediation is likely to be a significant development cost.	Maximum of 2 points, depending on estimated cost
The site provides important local employment opportunities that should be retained or replaced in the local area	Maximum of 2 points, depending on estimated cost
The parcel contains mineral deposits that should be protected from development	Maximum of 2 points, depending on estimated cost
The parcel is of such a size or in such a location that it requires the provision of a primary school, GP or health centre, local shops, commercial or employment area, or major area of public open space (neighbourhood park or equivalent)	Maximum of 2 points, depending on estimated cost

- 4.20. At the end of this part of the assessment, each site will be awarded a score for constraints. Each parcel will be plotted in a table with the score for each constraint entered. A commentary will also be provided on each parcel setting out the key constraints affecting each parcel, and the likely impact that this will have on its overall suitability for development.

#### **Positive Development Attributes**

- 4.21. In addition to assessing each parcel against a list of constraints, we also need to score parcels against a range of positive criteria that make the parcel **more** suitable for development compared to other parcels, or offer scope for significantly enhancing an existing feature. The list of **positive** criteria we have identified are:

#### Connection to the primary route network

The parcel contains or is bordered by an existing or proposed A or B road	Score: 5
The parcel is less than 200 metres from an existing or proposed A or B road	Score: 3
The parcel is between 200 and 500 metres from an existing or proposed A or B road	Score: 1
The site is more than 500 metres from an existing or proposed A or B road	Score: 0

#### Relationship to urban area

The parcel is contiguous with an urban area on more than 50% of its boundary	Score: 5
The parcel is contiguous with an urban area on between 25 to 50% of its boundary	Score: 3
The parcel is contiguous with an urban area by less than 25% of its boundary	Score: 2
The parcel is contiguous with the urban area only through an intermediate parcel if that parcel were considered to be suitable for development	Score: 1
The parcel is not contiguous with an urban area or a parcel connected to an urban area	Score: 0

#### Connectivity to utilities

- 4.22. Sites adjacent to the urban area will be assumed to be cheaper and easier to connect to the 5 utilities (electricity, gas, water, waste & telecoms), but this will be checked with the relevant service and utility providers once sites with no or very little potential have been excluded. The initial score may need to be reviewed following Stage 4.

The parcel is easily connected with all five utilities	Score: 5
The parcel is easily connected with at least three utilities	Score: 3
The parcel is easily connected with at least one of the utilities	Score: 1
The parcel is not easily connected with any utility	Score: 0

#### Accessibility by public transport

More than 50% of the parcel is within easy reach of public transport <sup>1</sup>	Score: 5
Between 25 and 50% of the parcel is within easy reach of public transport <sup>1</sup>	Score: 3
Between 0% and 25% of the parcel is within easy reach of public transport <sup>1</sup>	Score: 1
None of the parcel is within easy reach of public transport	Score: 0

<sup>1</sup> Easy reach of public transport is defined as being within 400 metres of a bus stop on a high or medium frequency bus route or within 800 metres of an existing or proposed rail station.

#### Access to essential local services

4.23. These are identified as a primary school, a GP or health centre, a local centre (defined in a UDP or Local Plan), and a commercial or employment area.

The parcel is within easy reach <sup>2</sup> of at least 3 of the identified essential services	Score: 5
The parcel is within easy reach of 2 identified essential services	Score: 3
The parcel is within easy reach of 1 identified essential services	Score: 1
The parcel is not within easy reach of any of the identified essential services	Score: 0

<sup>2</sup> Easy reach is defined as more than 25% of the parcel being within the specified distance for the essential service – Primary School 600 metres, GP or Health Centre 1km, Local Centre 800 metres, Commercial or Employment Area 5km.

Access to open space and natural green space

4.24. Green space is the network of publicly accessible open space, and includes parks, play facilities, natural and semi-natural areas, outdoor sports facilities, allotments, cemeteries, waterways, community woodlands and coastal habitats. Not only are these areas important for encouraging healthy living and creating attractive environments, but they can also help reduce the impact of climate change and air, noise & water pollution.

The parcel is within easy reach <sup>3</sup> of a larger park or accessible nature space	Score: 5
The parcel is within easy reach of a smaller park or accessible nature scale	Score: 1
The parcel is not within easy reach of any of a park or accessible nature space	Score: 0

<sup>3</sup> Easy reach is defined as within 1 kilometre which equates to a 15 – 20 minute walk.

Other benefits

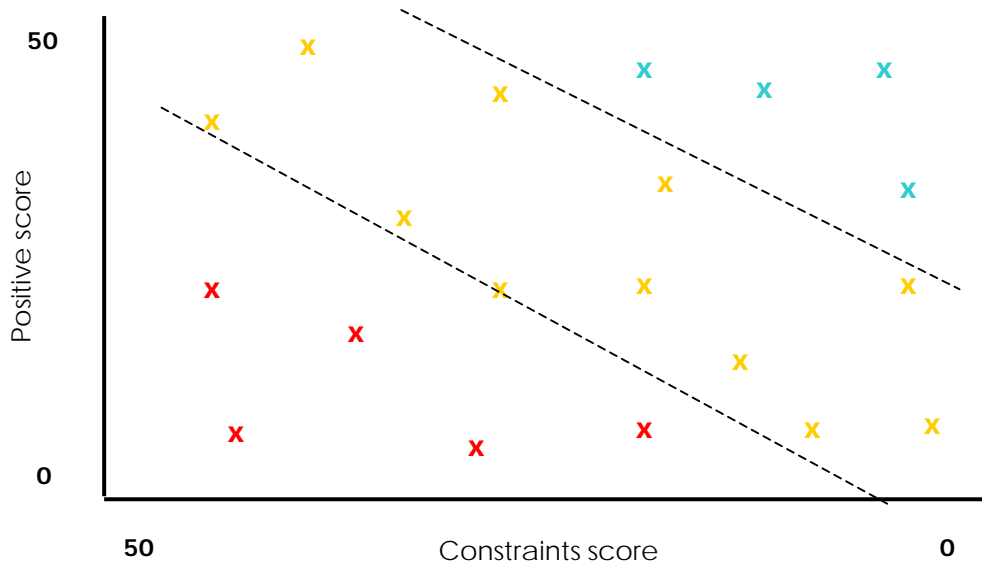
The parcel contains a large building or other development, which, if relocated to a more sustainable location in the urban area, could be redeveloped and would result in an increase to the openness of the Green Belt	Score: 3
The parcel contains a large building or other development, which, if relocated to a more sustainable location in the urban area, would improve the setting of an historic town, village or parkland.	Score: 3
A bonus point will be awarded if the development of the site could create critical Green Infrastructure as identified in the GI Study	Score: 1
A bonus point will be awarded if the development of the site could provide habitat expansion as identified in the Ecological Framework	Score: 1

Deliverability

The parcel is assumed to be in a single land ownership or	Score: 1
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contains a single land use	
Access to the site is potentially not difficult, as there are no constraints affecting access such as across a ransom strip	Score: 1

- 4.25. At the end of this part of the assessment, each site will be awarded a score for its positive attributes. Each parcel will be plotted in a table with the score for each criteria entered. A commentary will also be provided on each parcel setting out the key factors affecting its overall suitability for development.
- 4.26. After the scoring has been completed for each parcel, for both constraints and positives, they will be plotted for each Borough, so that it is clear which sites perform better than others against both sets of criteria. Scores will not be added together as it is important to know whether a site that has many positive attributes also has any significant constraints that may out-weigh its development potential. Consequently, we will compare parcels using a simple diagram with the constraints score on one axis and the positive attributes score on the other. We will indicate those parcels that will be removed from further consideration during the latter stages of the Study.



- 4.27. Once we have assessed the capacity of each parcel, we will then add the diagonal lines that indicate which parcels could be considered for release in the first instance, and those that should not. It is anticipated that the majority of parcels will fall in the central area, and would form part of the wider pool of sites that may be considered suitable for release if certain pre-specified triggers are met. The above diagram shows how this would work.
- 4.28. Sites which feature above both hatched lines shows the parcels (represented by green crosses) that have the fewest constraints and score well for positive development criteria and have the lowest constraints score, are potentially the best sites for releasing from the Green Belt. They will be grouped by settlement and should be considered first for future Green Belt release if they meet the spatial criteria set out in the relevant Core Strategy policy, and do not undermine policies in the Regional Strategy. The parcels between the two lines (shown in orange) are a pool of parcels that may be suitable for development if further release of Green Belt land is required to meet the Core Strategy's spatial strategy. Parcels in both these bands will be subject to further consultation with service and utility providers once an end use and net capacity has been calculated in Stage 4.



- 4.29. The results of this stage will be mapped to show the parcels that will be considered further, those parcels that may have some potential and those that will not be considered further. *N.B. As the positive scores are heavily weighted to connectivity to the urban area, it is anticipated that parcels that are not connected with the urban area will score lower than those that do. If a parcel scores exceptionally well and is not connected to the urban area, a decision would need to be taken as part of the Option Appraisal stage of the relevant Core Strategy preparation as to whether that parcel could be released individually as a new village, or whether it could be developed in conjunction with any inter-connecting sites.*

#### **Stage 4**

##### **Assessment of capacity and establishing triggers for future release**

- 5.1. As the first task in Stage 4, parcels will be organised by settlement area. This will allow us to link potential Green Belt release to meeting our strategic requirements, both in terms of meeting local housing or employment needs and our respective emerging Core Strategy objectives. Following the completion of our housing and employment needs studies, and an assessment of whether any neighbouring authorities are able to meet any of our needs, we will be able to quantify the number of houses or amount of employment land required to meet our housing and employment needs for each settlement during the whole of our Core Strategy plan period.
- 5.2. Having allotted each parcel to a particular settlement, we will then decide, based on whether there are any obvious clusters of parcels, whether it makes more sense to group a number of adjoining parcels together, rather than to release them individually.
- 5.3. Once the appropriate groupings have been agreed, we will then determine the most appropriate land use (housing, employment, a mix of both or some other specific use) and the associated need for green and physical infrastructure, before calculating the net developable area and net capacity for each use. For housing, a density of 30 - 40 dwellings per hectare will normally be applied. Not only is this a typical suburban density which is likely to be reflected when the parcels are developed, but they will generally also be further from public transport and local services, and are thus less suitable for a higher density development.
- 5.4. We will also carry out a further qualitative assessment of each of the parcels or groups of parcels, to pick up any issues that were not easily categorised in the previous stages. We will involve working closely with colleagues in Knowsley's, Sefton's & West Lancashire's Development Management teams and other departments, as well as with utility and service providers, to identify issues such as site history, ownership, contamination and a range of other factors which may affect the deliverability of any parcel. This will also ensure that our assumptions about density and deliverability are robust and realistic, as well as confirming associated infrastructure needs. Parcels will be removed from the list of potential areas that could be developed if they are considered highly unlikely to be suitable for development, even in the long term, because the cost of essential infrastructure or other development costs is likely to mean that they will never be viable to develop.

- 5.5. The capacity of large sites may need to be phased if their development is likely to take place over several years, or a long lead in time is anticipated to provide the necessary infrastructure or carry out remediation etc.
- 5.6. Even where a parcel scores exceptionally well, and has few developability issues, parcels will only be released after a future strategic review of the Merseyside Green Belt has taken place (in conjunction with 4NW), and the completion of a subsequent review of the Regional Strategy permitting strategic Green Belt release has been approved. It is expected that any future review of the Merseyside Green Belt and the Regional Strategy will build upon this Study, rather than to replicate its work. This will ensure that any subsequent Study does not identify other parcels as having potential that we have excluded, or exclude parcels that this Study has indicated have potential for future release.
- 5.7. At the end of this stage we will have a list of sites that we consider could be identified in each of our Core Strategies to demonstrate how each authority will meet its development needs for the whole of their Core Strategy plan period, together with each site's capacity and the need for any complementary infrastructure.
- 5.8. We will include a range of sites as a list in an Appendix in the individual Core Strategies. We will include an allowance for the number of dwellings that could be expected to come forward in each of the intermediate 5 year periods from the plan's adoption (years 1 – 5, 6 – 10, and 11 – 15) in the housing supply policy in our Core Strategies.
- 5.9. Each Borough's Core Strategy will also contain a trigger mechanism that will only be enacted when the Regional Strategy permits land in the Green Belt to be released in certain locations to meet specified needs. This will also ensure that sites are only released in an orderly manner in locations where they will meet identified needs, and at the appropriate time, so as not to undermine the rest of the individual Core Strategies, or those of our neighbours' or the Regional Strategy itself.
- 5.10. It is important to note that we should have enough capacity identified not only to meet our needs to the end of the Core Strategy period, but also beyond this, in order to provide flexibility as some of the identified parcels may not come forward, and to ensure that future Green Belt boundaries will have longevity.

# **Knowsley and Sefton Green Belt Study**

## **Appendix 11**

### **Final Envision Validation Report**

FINAL VALIDATION REPORT

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## 1.0 Introduction

- 1.1 Knowsley and Sefton, together with West Lancashire, anticipate difficulties in meeting both housing & employment land requirements within the urban areas in the latter part of their respective Local Plan plan-periods and are therefore considering the need to identify potential 'broad locations' for future Green Belt release. Such locations will be identified in the emerging Local Plans as potential 'areas of search' where future housing and employment requirements could be delivered when and if land in the urban area has been developed. These Local Plan/ Core Strategy documents will, at submission stage, be subject to Examinations in Public and a robust evidence base, including the Green Belt Study, will be essential to convince the Planning Inspector that the strategy is "sound", that is "*justified, effective and consistent with national policy*" in accordance with NPPF.
- 1.2 The proposed methodology for the Study was initially discussed (2009) with 4NW, Government Office North West (GONW), neighbouring Merseyside authorities and West Lancashire Borough Council. The draft methodology demonstrated a clear understanding of the requirements of national and regional policy and guidance and was believed to be sufficiently robust to support proposals in the emerging Core Strategies, in line with PPS12 Local Spatial Planning (2008), PPG2 Green Belts (2005), RSS Policy RDF4 and guidance from 4NW (May 2009). The policy guidance has since been revisited, following the cancellation of PPS12 and PPG2, and the methodology is considered to be consistent with the provisions of the National Planning Policy Framework (NPPF). In particular, the study findings are considered to comprise a local review of the Green Belt, to meet "identified requirements for sustainable development".
- 1.3 The brief for the Study required the appointed consultants to validate the work of the local authority officers, step by step; Lancashire County Council agreed to validate the results from the West Lancashire study. This consultants' report serves to provide a brief over-view of the validation process.

## 2.0 Validation Process

- 2.1 Validation is seen as necessary to provide assurance to stakeholders that the Green Belt Study reports are valid, credible and fit for purpose. The process has been used to confirm that the Sefton and Knowsley database is comprehensive and precise, that survey information has been collected, recorded and analysed efficiently and consistently and that decisions have been made on the basis of professional judgement backed up by sound evidence. The final reports must function as part of a robust evidence base to support the emerging Local Plans so that they meet the PINS tests of soundness, to be '*justified, effective and consistent with national policy*' in accordance with NPPF.
- 2.2 A Panel of Envision consultants met at the end of each stage to carry out a 'peer-group review', a collective assessment of each piece of work. One member of the Panel was

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available at the end of each stage, to interrogate the findings of the Sefton and Knowsley teams as they handed over data and documents, explained their reasoning and discussed options and any uncertainties in the draft results. The Validation Panel then met together to thoroughly research, question and validate the Sefton and Knowsley draft findings, covering matters such as clarity of information provided, compliance with agreed criteria, degree of uncertainty/confidence in findings, and consistency of evaluation of results.

- 2.3 At each stage, the Panel provided constructive appraisals of the draft results, requesting clarification of findings where necessary and/or identifying further work that should be carried out before each piece of work can be validated. At subsequent meetings, the consultants reported their findings back to Knowsley and Sefton officers.

### 3.0 Study Methodology

- 3.1 The essential characteristic of Green Belts is their permanence; the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. Before the introduction of the National Planning Policy Framework (NPPF), the primary policy guidance was contained within PPG2, which advised that *“Green Belts must be protected as far as can be seen ahead; it is necessary to establish boundaries that will endure. They should be carefully drawn so as not to include land which it is unnecessary to keep permanently open .....When local planning authorities prepare new or revised structure and local plans, they should satisfy themselves that Green Belt boundaries will not need to be altered at the end of the plan period”*.
- 3.2 Although not applicable at the time of the study, the NPPF contains broadly similar advice, namely that *“once established Green Belts should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time local authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.”*
- 3.3 The Green Belt Study and the Detailed Boundary Review provided an opportunity for the boundary of the Green Belt to be rationalised, where anomalies are identified, and for land to be identified that would allow sites to be excluded from the Green Belt. The initial methodology, designed in accordance with RSS policies and 4NW guidance, required all potential boundary changes to be carefully scrutinised to ensure that they would not comprise *“exceptional substantial strategic change”*. In the light of the measures in the Localism Act, to revoke Regional Spatial Strategies, it should now be possible to progress any proposed changes through the emerging Local Plans of the three local authorities.
- 3.4 The Study methodology was interrogated, refined and validated by means of two stakeholder workshop events, one at the outset and the second before the survey analysis was completed. The first enabled the consultants to work with all the relevant authorities to ratify the details of the methodology, scoring system and validation

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criteria; the second enabled the authorities to debate the outcome of further research, to consider issues of wider significance such as infrastructure capacity and to agree the criteria for the final stages of analysis. Although not applicable at the time of the study, the validation panel considers that the stakeholder meetings form a key part of each authority's ability to meet the "duty to co-operate" requirement as set out by the Localism Act (2011). The stakeholder workshops included representatives of neighbouring local authorities and statutory bodies including the Environment Agency.

- 3.5 The majority of the workload for the Green Belt Study rests with Knowsley and Sefton Councils. Throughout the validation process, which continued from April to August 2010, the consultants met the Sefton and Knowsley teams for the handover of data and maps illustrating their findings at the end of each assessment period. The Validation Panel met immediately afterwards to analyse, interrogate and ratify the findings as described above. The consultants then reported back their conclusions in the form of constructive appraisals of the draft results, with recommendations for amendment and/or clarification of findings where necessary.
- 3.6 Following the Inception and first 'handover' meeting, formal Team Meetings were arranged at intervals to cover specific topics; the two Workshop events comprised the second and third meetings. The completion of the interim draft reports by the local authorities was followed by a Team Meeting to review and evaluate the validation process. Both Local Authorities then prepared final draft reports for consultation in May 2011, taking into account the views and comments of the Validation Panel. Finally, in June 2012, Envision met with the Councils to be informed of the outcome of the consultations and to consider the Councils' proposed response to the consultation.

#### **4.0 Consultants' Conclusions**

- 4.1 The majority of the preparation work for the Green Belt Study was undertaken by Knowsley and Sefton Councils. The consultants' role was to challenge the local authority officers to consider a range of options related to the review of Green Belt boundaries, and to ensure that the study provides robust evidence as a basis for the emerging Local Plans.
- 4.2 The sequence of validation exercises was therefore designed to respond directly to the needs and concerns of the local authorities in order to maximise their in-house skills and resources. The project programme was monitored on a weekly basis and carefully managed in terms of the consultants' workload and budget. In this way the validation of the local authorities' study became a collaborative process that successfully achieved the target deadlines set in the brief.
- 4.3 Following review and detailed refinement of the study methodology, by means of the initial collaborative workshop, the validation process became an effective way to ensure consistency with the agreed methodology and between the two local authorities. The informal 'handover' of data and documents to the consultants at each stage provided a valuable opportunity for the local authorities to explain and discuss

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any options and uncertainties in their draft results. In addition, 'pilot' site visits to compare a number of Green Belt parcel boundaries allowed the team to jointly corroborate the local authorities' method of definition.

- 4.4 The 'peer group' Validation Panel was organised to thoroughly research, question and validate the Sefton and Knowsley draft findings. Each Panel meeting included three or four of the specialist consultants within the Envision team who have experience of previous Green Belt studies and of preparing evidence base documents for Core Strategy DPDs.
- 4.5 The Panel's conclusions and recommendations were reported back within a week to allow the local authorities to incorporate their suggestions into the relevant stages of the study. These 'feedback' reports specified recommendations for amendments, requested clarification of findings where necessary and/or identified further work that should be carried out before each piece of work could be validated. The subsequent feedback meetings were used to discuss the study findings, consultants' assessments, external events such as changes to Government policy including the proposed abolition of the NW Regional Strategy, and progress against the agreed timetable.
- 4.6 Following this iterative process of challenge, refinement, prompting and corroboration, the consultants' conclusions, at the completion of the consultation draft reports of the Study, were that the Green Belt Study:
- used appropriate units for assessment by means of parcels of land that are clearly defined and logical, dividing the Green Belt into areas with similar land use and landscape characteristics, separated by boundaries which use, as far as possible, readily recognisable features such as roads, streams, belts of trees or woodland edges, in line with NPPF;
  - challenged, refined and subsequently applied an agreed detailed methodology for the Study and a scoring system for assessment of parcels which ensured that the results from both local authorities are consistent, objective and robust;
  - successfully assessed individual parcels of land against the five purposes of including land in the Green Belt (PPG2 and NPPF) to ensure that those parcels that are 'critical/essential' to the fundamental aim of Green Belt policy, i.e. to keep land permanently open, are correctly identified and excluded from further consideration;
  - clarified and precisely defined the criteria used to assess the remaining parcels of land, in terms of identified constraints and opportunities; and applied those criteria to ensure that those parcels with the greatest physical and environmental constraints and/or in the least sustainable locations are excluded from further consideration as being therefore necessary to keep permanently open and remain in the Green Belt;

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- considered all the available options for safeguarding land to address the longer-term strategic goals and objectives of Sefton and Knowsley Councils and their partner organisations, whilst minimising any potential impacts on the integrity of the Merseyside Green Belt.
- 4.7 Following the presentation of the responses to consultation by both Knowsley and Sefton Councils, in particular of those which relate to the methodology adopted (as opposed to the much larger number objecting to exclusions of specific sites from the Green Belt, especially in Sefton), the validation panel met to consider the Councils' proposed responses. Minor changes to be made to the study documents were agreed to be consistent with the methodology and with recent policy changes relating to RSS and NPPF. Envision was also satisfied that the Councils' proposed responses to the representations is appropriate.
- 4.8 The Envision members involved with this study remain able and willing to appear at the Examination Hearings into these matters, if invited by the Inspector or as a consultant to the Councils.



# **Knowsley and Sefton Green Belt Study**

## **Appendix 12**

North West of England Plan –  
Regional Spatial Strategy to 2021 Green Belt  
Guidance Note  
(May 2009)

# North West of England Plan – Regional Spatial Strategy to 2021

## Green Belt Guidance Note (May 2009)



### 1 Introduction

1.1 Policy RDF4 of the North West of England Plan - Regional Spatial Strategy (RSS) deals with Green Belts. There are three aspects to the policy:

- There is no need for “exceptional substantial strategic change” to the region’s Green Belts before 2011 in Cheshire, Greater Manchester, Lancashire and Merseyside; and before 2021 in Warrington.
- A continued presumption against exceptional substantial strategic change after 2011 in Cheshire, Greater Manchester, Lancashire and Merseyside; and highlighting the possibility for strategic studies to investigate any potential need for change and options for implementation.
- Identifying the opportunity for local detailed boundary changes to be considered through the Local Development Framework (LDF) process; and conferring agreement for LDFs to examine detailed changes to accommodate expansion at Manchester Airport and Liverpool John Lennon Airport, and the provision of an inter-modal freight terminal at Newton-Le-Willows.

1.2 This note provides guidance for Local Planning Authorities (LPAs) and other interested parties on the following matters:

- The parameters that 4NW will consider in assessing whether proposals constitute an exceptional substantial strategic change or are local detailed boundary changes to be undertaken through the LDF process.
- The procedure that 4NW intends to follow when considering the need for strategic studies of the Green Belt in Cheshire, Greater Manchester, Lancashire and Merseyside.

### 2 Green Belt Boundary Changes

2.1 There is no precise definition that determines whether a proposed Green Belt boundary change amounts to an exceptional substantial strategic change that would feed into a review of the RSS/Regional Strategy; or is a local detailed boundary change to be undertaken through the LDF process. Each proposal will therefore need to be judged against a number of parameters to inform any decision by 4NW. The parameters that 4NW will take into account in assessing each Green Belt proposal are:

- National guidance contained in Planning Policy Guidance note 2 (PPG2);
  - The fit with the policy framework in RSS; and
  - The available evidence base relating to the land use proposed for the area of Green Belt to be removed.
- 2.2 In addition to assessing individual proposals, the cumulative impact of all other proposed changes within each Green Belt area will need to be considered. It may be the case that the cumulative impact of a number of proposals would lead to the conclusion by 4NW that a strategic review of the Green Belt is the appropriate mechanism to apply.
- 2.3 There are three specific locations identified in RDF4 - Manchester Airport, Liverpool John Lennon Airport and the proposed inter-modal freight terminal at Newton-Le-Willows – where the policy confers an agreement for local detailed Green Belt boundary changes to be set out in LDFs. It is important to note that any Green Belt change for each of these locations will still need to meet the policy tests set out in PPG2 to ensure they are judged sound under the terms set out in Planning Policy Statement 12 (PPS12).

### **National Guidance**

- 2.4 PPG2 provides the current national guidance on Green Belt policy. There is no need to exhaustively repeat what is contained in PPG2, but it is useful to highlight the key aspects that need to be considered in any proposed change to the Green Belt.
- The impact upon the five purposes of including land in Green Belts<sup>1</sup>;
  - The need to set boundaries that endure (likely to be at least 2026 in terms of emerging Core Strategies)<sup>2</sup>;
  - The need to set clearly defined boundaries and an “appreciable open zone”<sup>3</sup>; around the built-up area concerned; and
  - The need to ensure sustainable patterns of development are maintained as a result of any proposed changes<sup>4</sup>.

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<sup>1</sup> See paragraph 1.5 of PPG2

<sup>2</sup> See paragraphs 2.8 and 2.12 of PPG2

<sup>3</sup> See paragraph 2.9 of PPG2

<sup>4</sup> See paragraph 2.10 of PPG2

## **Evidence Base**

- 2.3 Any proposal will need a robust evidence base to support the argument that the development is necessary, and that its siting in the Green Belt is the most sustainable proposal for that location. This will be necessary to assist 4NW in assessing whether a proposed change can progress through the LDF process or constitutes an “exceptional substantial strategic change”. Moreover, such evidence will be expected by the Planning Inspectorate as part of the tests of soundness detailed in PPS12.
- 2.4 In the case of housing or employment land purposes, evidence will include in the first instance, Strategic Housing Land Availability Assessments or Employment Land Reviews. It is likely that there will be additional evidence that will need to be considered including other relevant sub-regional and regional studies pertaining to housing and employment. 4NW has recently published an employment land implementation note<sup>5</sup> which provides further detail on an approach to sub-dividing the sub-regional employment allocations featured in Policy W3 of the RSS.
- 2.5 Other wider evidence covering matters such as flood risk, green infrastructure, transport implications etc may need to be taken into account to determine whether the impacts from the proposed change are local or strategic in nature.

## **Policy Fit with RSS**

- 2.6 Beyond policy RDF4 and its focus on Green Belts, 4NW will need to consider how any proposed Green Belt change will be consistent with other policies in the RSS.

## **Cumulative Impact of Green Belt Proposals**

- 2.7 In the case of each defined Green Belt, 4NW are mindful that there may be several proposals for changes to Green Belt boundaries. In these cases, an assessment of the potential cumulative impact of the Green Belt changes proposed will be undertaken by 4NW. Previous experience<sup>6</sup> has shown that this is necessary to fully understand the consequences of individual proposals that on the face of it would constitute a local detailed change.

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<sup>5</sup> North West of England Plan – Regional Spatial Strategy to 2021, Employment Land Implementation Note – April 2009, 4NW

<sup>6</sup> A useful brief discussion of this issue is contained in the Inspector’s Report on the Halton Unitary Development Plan (January 2004) – see Section SP.17.  
(<http://www2.halton.gov.uk/pdfs/environment/planning/spstrategicpoliciespage>)

### 3 Strategic Studies

- 3.1 Where 4NW has undertaken an assessment (as set out in section 2 above) and it is clear that the boundary change represents a exceptional substantial strategic change, and is not capable of being taken forward through a particular authority's LDF, it may conclude that a strategic study of a Green Belt will be required. This section sets out how 4NW will take forward any strategic study of the Green Belt.
- 3.2 The critical components that will need to be drawn together in any strategic study are:
- Existing and potential land supply for different land uses in the urban areas contained in the relevant Green Belt, including allocated undeveloped, safeguarded and re-developable brownfield land;
  - Trends in the rate of consumption of both greenfield and brownfield land for both residential and non residential development;
  - Measurement of land supply requirements for the demands, needs and markets for different land uses including housing, employment, transport including park and ride facilities, education, health and recreation facilities;
  - The feasibility of an individual district's housing and employment needs being met by provision in adjoining districts providing that this is consistent with the policies in the RSS and emerging core strategies; and
  - The land use dynamics and property markets that exist between adjacent local authorities.
- 3.3 Much of the evidence base required to assess the above factors will be available through existing and planned studies for housing and employment land. At the outset of any strategic study, there will be a need to identify whether additional evidence is required to inform the work.
- 3.4 An essential first step will be the establishment of a steering group consisting of relevant local authorities and any additional key stakeholders necessary to ensure representative views are present. The experience gained from the Merseyside Green Belt study undertaken by 4NW<sup>7</sup> will assist in developing the brief and management of any proposed study.
- 3.5 The methodology chosen for the study will have regard to the previous work undertaken in Merseyside whilst enabling refinements or alternative methodological approaches to be considered.

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<sup>7</sup> Merseyside Green Belt Study (December 2004) – prepared by White Young Green in association with Mason Owen and Liverpool John Moores University for the North West Regional Assembly.

- 3.6 The timing of the delivery of any strategic study may have important consequences on the preparation of any future Regional Strategy, and critically the current round of core strategies. It will be necessary to ensure that a sufficiently robust policy framework is in place in relevant core strategies in advance of any strategic study. The components that will be need to be in place are:
- well-evidenced arguments as to the inability to identify sufficient land to accommodate the identified development needs outside the Green Belt;
  - evidence to show that these requirements could not be reasonably met in neighbouring districts; and
  - that, having maximised the available supply, the only reasonable option would be to identify potential broad locations for Green Belt release, to be pursued via the Regional Strategy process.



*Knowsley Council*

# **Knowsley Local Plan: Core Strategy**

Green Belt

## **Detailed Boundary Review**

Version 2 - Core Strategy Proposed Submission Document

**November 2012**

## 1 Introduction

- 1.1 The purpose of this study is to identify small anomalies along the detailed boundaries of Knowsley's Green Belt. Its purpose is NOT to identify any land that may be suitable for development on the edge of the urban area.
- 1.2 The Green Belt in Knowsley forms part of the Merseyside Green Belt which was adopted in 1983<sup>1</sup>. The National Planning Policy Framework (NPPF), stresses that changes to the Green Belt should only be made in exceptional circumstances. Boundaries should not be changed, for example, because land has become derelict.
- 1.3 However, there are a number of instances where development has taken place, or where there seem to be inconsistencies on where the Green Belt boundary was drawn. This review identifies where these exist and makes recommendations about where changes are needed.
- 1.4 The review assessed the entire Green Belt boundary in Knowsley.
- 1.5 The Study has been carried out in house by the Knowsley Council Local Plan Team. Its recommendations have been subject to public consultation, which resulted in the identification of one additional site (DBR 12). The findings of this Study will be incorporated into the Local Plan: Site Allocations and Development Policies document following the adoption of the Local Plan: Core Strategy.
- 1.6 The methodology is set out below. The review was carried by way of a desk-top study, with sites visits carried out to check the boundary where any changes were proposed.

## 2 Reasons a change may be needed

2.1 National Green Belt policy<sup>2</sup> states that Green Belts can only be changed in exceptional circumstances. The circumstances where the Council considers a change may be required are listed below. All of the changes within this Review are considered "exceptional" due to the need to provide a consistent Green Belt boundary in order to secure the long term integrity of the Green Belt.

### 2.1.1 Consistency

2.1.2 The way that sites of a particular type on the edge of the Green Belt have been treated is not consistent across Knowsley.

2.1.3 We also need to be consistent about how built development that is in the Green Belt and is contiguous with the urban area is treated. Is the

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<sup>1</sup> Merseyside Green Belt Local Plan (Merseyside County Council, 1983)

<sup>2</sup> National Planning Policy Framework (CLG, 2012)



whole planning unit included in either the urban area or the Green Belt, and if not, are there robust reasons why part of the area is treated differently to the rest? In many cases such as with school sites (see below), it may be appropriate for changes to be considered during the main Green Belt Study as they are policy decision and not boundary changes.

#### 2.1.4 *Digitising errors*

2.1.5 It has become apparent that as the Green Belt was drawn on small-scale maps, anomalies sometimes exist when the boundaries are viewed at a larger scale. For example, when viewed at a large scale, the boundary appears to be in a different place as it may go through a plot of land instead of following a physical boundary, whereas this may not be apparent when the map is viewed at a small scale.

#### 2.1.6 *Reflects current conditions*

2.1.7 As the boundaries of the Green Belt were drawn up over 25 years ago, it is inevitable that circumstances will have changed in a few places, requiring a minor realignment of the Green Belt boundary in order to reflect current conditions. This might be where a new development has been built that crosses the Green Belt boundary, or where development adjacent to the boundary is so similar to the character of the development in the urban area that the difference in status between each area is illogical.

### 3 **Assessment criteria**

3.1 The NPPF provides guidance about matters to be taken into account when Green Belt boundaries are first established. We have taken these into account in order to ensure that any proposed boundaries are consistent.

3.2 Where a strong feature exists (such as a main road, railway or canal) and forms the current Green Belt boundary, and the density of development is higher in the urban area than in the Green Belt and is urban in character, the existing boundary should remain as it is a strong permanent feature.

3.3 Where the land currently in the Green Belt is developed at a similar density to the adjacent urban area, it should be incorporated within the urban area – unless it crosses a strong boundary and, in the case of a ribbon development, does not create a strong boundary.

3.4 Where the existing boundary appears to be incorrect due to either the scale it was drawn at, or through a digitising error, then the boundary should be realigned. Where any realignment is proposed, strong boundaries will be chosen wherever possible.

3.5 Where development since the boundary was drawn may result in the existing boundary being inappropriate, the boundary may need to be realigned with the new development.

#### **4 Assessment Procedure**

4.1 The above assessment criteria were applied to the boundary of the Green Belt in Knowsley. The existing Green Belt is shown in Knowsley's Replacement Unitary Development Plan (UDP)<sup>3</sup>. Where an anomaly was identified with the boundary, then the site was brought forward for further consideration.

4.2 With all identified anomalies, a record was made of the site location, the site area, the reasons why a change of Green Belt boundary might be required and the suggested changes to the proposals map for the area of land affected. Two maps of each site were prepared, one showing the current UDP designations and the other comprising the most up to date aerial photograph. The existing boundary plus any suggested alteration is clearly shown on the UDP map.

4.3 All the suggested changes were reviewed by a wider group and a recommendation made on whether changes may be needed to the Green Belt boundary on the Proposals Map and as part of the Local Plan: Site Allocations and Development Policies document.

4.4 A site visit was carried out in all instances where a change was recommended to check that the assessment made in the office reflected the situation on site.

#### **5 Assessed Sites and Recommendations**

5.1 This section shows the individual site assessments. These are made on an area by area basis and are ordered for those sites where the boundary is to be changed removing land from the Green Belt, those where land is recommended to be added to the Green Belt and those where no change is recommended.

5.2 The sites assessments include; the parcels current UDP designation, a written explanation on why the sites were considered initially, how they were assessed, a justification for the recommendation and a recommendation.

5.3 The site assessments also include two images. The first image shows a copy of the relevant part of the Proposals Map from the Unitary Development Plan. The sites, subject to assessment are displayed with a red lined boundary. The Green Belt is shown as being light green in colour. The second image is an aerial photograph of the site taken between 2006 and 2011.

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<sup>3</sup> Knowsley Replacement Unitary Development Plan (Knowsley MBC, 2006)

## 5.4 Prescott, Whiston Cronton and Knowsley Village

### 5.4.1 Carr Lane, South Prescott Action Area (Site 11)

5.4.1.1 **UPD Site Designation:** Green Belt

5.4.1.2 **Reason why the site is included in the Study:** Possible digitising error.

5.4.1.3 **Justification:** Carr lane has been slightly realigned (to the north) and widened in order to accommodate additional traffic in South Prescott Action Area. This has resulted in the Green Belt boundary running beyond Carr Lane in one location to the north of the road. This should be altered so Carr Lane is wholly within the Green Belt and does not extend beyond it.

5.4.1.4 **Recommendation:** Small area of Green Belt extending beyond Carr Lane should be removed.



### 5.4.2 Knowsley Park Lane, Prescott (Site 4&5)

5.4.2.1 **UDP Site Designation:** Green Belt

5.4.2.2 **Reason why the site is included in the Study:** Consistency of character between land uses. Strength of alternative boundaries.

5.4.2.3 **Justification:** The Green Belt boundary to rear of properties to the west of Knowsley Park Lane generally follows the rear boundaries of the gardens. However, there are two locations to the north and south of the road that cut between the properties. There boundary should be amended to run consistently along the tree line and rear of the gardens.

5.4.2.4 **Recommendation:** The Green Belt boundary to be altered so it consistently follows the extent of private gardens along Knowsley Park Lane.



#### 5.4.3 Whittaker's Nursery Site, North West Prescot (Site 3)

5.4.3.1 **UDP Site Designation:** Green Belt

5.4.3.2 **Reason why the site is included in the Study:** Different character of land within the site, largely developed use to the surrounding Green Belt.

5.4.3.3 **Relevant Criterion:** Character of the site compared to the Green Belt and urban area.

5.4.3.4 **Justification:** Whittaker's Nursery has recently been extended, the site is wholly within the Green Belt and different in character to the surrounding, open agricultural land. It is considered outside the scope of this stage of the study.

5.4.3.5 **Recommendation:** The inclusion of this site within the Green Belt should be reviewed by the Green Belt Study.



#### 5.4.4 Stadt Moers Park, Cross Lane (Site 6)

5.4.4.1 **UDP Site Designation:** Urban Greenspace and Educational Land.

5.4.4.2

5.4.4.3 **Reason why the site is included in the Study:** Development has taken place since the Green Belt boundary was drawn.

5.4.4.4

5.4.4.5 **Relevant Criterion:** Is the development similar in character and density to the urban area?

5.4.4.6 **Justification:** The site is identified as Urban Greenspace within the UDP and currently contains a derelict building. Following a site visit it was considered that the site was sufficiently different in character when compared to the open area of Green Belt within Stadt Moers Park and has more in common with the neighbouring residential area. It is therefore recommended that no change is required.

5.4.4.7 **Recommendation:** No change to the boundary.



#### 5.4.5 Stadt Moers Park, Greenes Road (Site 7).

5.4.5.1 **UDP Site Designation:** Green Belt.

5.4.5.2 **Reason why the site is included in the Study:** Development has taken place since the Green Belt boundary was drawn. The Green Belt now included a small car park to the north eastern corner of Stadt Moers Park.

5.4.5.3 **Relevant Criterion:** Development has occurred since the boundary was drawn and the question is whether the existing boundary is still appropriate.

5.4.5.4 **Justification:** The car park was developed after the Green Belt was drawn in this area. The car park is associated with Stadt Moers Park, and although different in character to the park should remain within the Green Belt.

5.4.5.5 **Recommendation:** No change to the boundary.



#### 5.4.6 Stadt Moers Park, Cronton Avenue (Site 8).

5.4.6.1 **UDP Site Designation:** Urban Greenspace and Educational Land.

5.4.6.2 **Reason why the site is included in the Study:** There is a small parcel of land outside the existing Green Belt boundary that may make a stronger boundary.

5.4.6.3 **Relevant Criterion:** Possible digitising error.

5.4.6.4 **Justification:** The Green Belt boundary here ignores an area of greenspace adjacent to the urban area. However, the area of land in question has planning permission for access improvements (cycle way / footpath) with buffer planting which following completion will create a clear boundary between Stadt Moers Park and the residential and employment areas to the east and west respectively.

5.4.6.5 **Recommendation:** No change to the boundary.



## 5.5 Huyton

### 5.5.1 Wantage View, Huyton (Site 10).

5.5.1.1 **UDP Site Designation:** Green Belt.

5.5.1.2 **Reason why the site is included in the Study:** The existing boundary no longer reflects current conditions. The boundary goes through the curtilage of 60 Chestnut Walk.

5.5.1.3 **Relevant Criterion:** Development has occurred since the boundary was drawn and the question is whether the existing boundary is still appropriate.

5.5.1.4 **Justification:** The rear of gardens at Wantage View are included in the Green Belt, along with an area of woodland between the properties and the M62. Further east the M62 has been washed over by the Green Belt and has been used to define it in this area.

5.5.1.5 **Recommendation:** The parcel of land should be removed from the Green Belt, so the Green Belt boundary in this location consistently follows the M62.



### 5.5.2 Junction improvements at M57/62 interchange (Site 9)

5.5.2.1 **UDP Site Designation:** Proposed Major Highway Scheme

5.5.2.2 **Reason why the site is included in the Study:** Since the Green Belt boundary was drawn junction improvements have been made to the M62 / M57 interchange “Tarbock Island”.

5.5.2.3 **Relevant Criterion:** Subsequent development has made the existing boundary unsatisfactory.

5.5.2.4 **Justification:** The motorway interchange has been extended following the Green Belt being drawn. However highway infrastructure (including motorways and associated junctions and slip roads are consistently washed over by the extent of the Green Belt.

5.5.2.5 **Recommendation:** No change to the boundary



## 5.6 Kirkby

### 5.6.1 Bank Lane, Kirkby (Site 1)

5.6.1.1 **UDP Site Designation:** White Land (Land where existing use is proposed to continue)

5.6.1.2 **Relevant Criterion:** Possible digitising error.

5.6.1.3 **Justification:** The Green Belt boundary adjacent to Bank Lane Kirkby consistently runs to west of the road with the exception of a small area shown as White Land within the UDP. It is recommended the Green Belt boundary in this area should consistently follow Bank Lane.

5.6.1.4 **Recommendation:** The boundary in this area should be changed to include the small parcel of white land within the Green Belt.





### 5.6.2 Ingoe Lane, Kirkby (Site 2)

5.6.2.1 **UDP Site Designation:** Primarily Residential Area

5.6.2.2 **Reason why the site is included in the Study:** The boundary line for the Green Belt is not consistent with the line on the ground.

5.6.2.3 **Relevant Criterion:** Possible digitising error.

5.6.2.4 **Justification:** The Primarily Residential Area protrudes beyond edge of the urban area in a number of locations. The Green Belt boundary in this location is inconsistently defined by the highway and residential dwellings. It is recommended that the Green Belt boundary be consistently defined by the extent of built development and the highway is washed over by the Green Belt.

5.6.2.5 **Recommendation:** The boundary to be changed to include the entire highway along Eastfield Way / Ingoe Lane.



### 5.6.3 Caddick Road, Knowsley Industrial Park, Kirkby (Site 12)

5.6.3.1 **UDP Site Designation:** Green Belt

5.6.3.2 **Reason why the site is included in the Study:** The boundary line for the Green Belt is not consistent with the extent of mature woodland on the ground.

5.6.3.3 **Relevant Criterion:** Possible digitising error.

5.6.3.4 **Justification:** The Primarily Industrial Area excludes areas of open space / newly planted woodland south of Caddick Road, Knowsley Industrial Park. The Green Belt boundary south of Caddick Road is inconsistently defined by mature woodland and newly planted woodland / open space. It is recommended that the Green Belt boundary be consistently defined by the extent of the mature, dense woodland (Homer Wood) to the south of Knowsley Industrial Park

5.6.3.5 **Recommendation:** The Green Belt boundary to be changed to exclude the entire extent of newly planted woodland to the south of Knowsley Industrial Park.



## 6 Conclusions

6.1 The Review has revealed a small number of anomalies with the existing boundary. Many of these have resulted from digitising errors, and the scale of map on which the Green Belt was originally drawn. Only a handful of anomalies have resulted from subsequent development where the circumstances have changed to such an extent that this warrants a change of designation.

6.2 It is recommended that the revised boundaries be included in the Local Plan: Site Allocations and Development Policies document, at which time Knowsley's Proposals Map will also be amended accordingly.