

**Site Name: Former Prison Site, Park Lane, Maghull**

**Site Ref: SR4.26**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Generally flat topography, with School Lane and Deyes Lane forming the southern boundary to the site, and a rail line forming the western boundary and residential properties to the north.

### *Land Cover:*

Scrub land with remnants of previous prison site land use.

### *Influence of human activity:*

Rail line to the west, road to the south, residential properties to north and east. Lamp posts and close board fencing boundaries.

### *Aesthetic and perceptual aspects:*

Medium scale with low levels of tranquillity, due to the proximity of the rail line, road and residential development.

### *Distinctive landscape character types:*

Common landscape character type

### *Overall character of the landscape:*

Medium scale scrub land with remnants of development including hardstanding, lamp posts and security fencing.

## Landscape Character Appraisal:

### *The Site*

The site is in a state of transition, having formerly been a prison site, landcover is currently scrubby and with no notable use. The topography of the site is flat, with boundaries formed by a combination of security fencing and close board fencing. Lamp posts still exist within the site, along with areas of hardstanding and disused roads. Little vegetation exists on the site, aside from mature tree planting along the northern boundary.

### *Wider Character*

With residential development to the north, east and west, the site is bounded to the south by open large scale arable fields.

## Visual Issues Appraisal:

The site was inaccessible to establish available views, as all boundaries are currently formed by 2m high close board fencing. However, without close board fencing boundaries on the southern boundary, medium distance views are anticipated, looking across an open large scale arable landscape. Views to the north, west and east are limited by existing residential development. Mature tree vegetation along the northern boundary further restricts views in this direction.

## Key Visual Receptors:

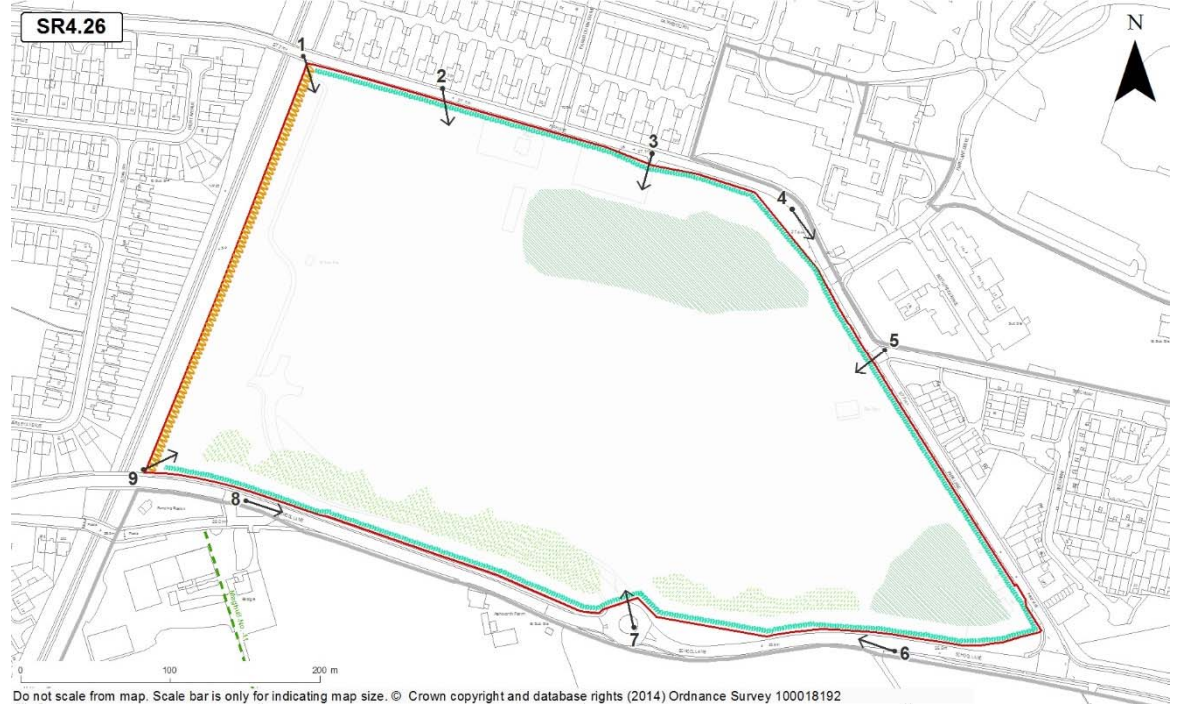
- Road users along the School Lane, and Park Lane.
- Residents to the west of the site, particularly along Park Lane to the north and east of the site.

Site Name: Former Prison Site, Park Lane, Maghull

Site Ref: SR4.26

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site itself is predominantly open and medium scale, comprising arable disused scrubland. The site is currently somewhat visually detached from the surrounding landscape due to the high close board security fencing that is in place around the perimeter of the site. In order to create a positive connection with the surrounding landscape, open space provision, particularly to the southern boundaries of the site will help to integrate the area with the adjacent open and arable landscape. Hedgerow boundaries, linear woodland planting along the railway line and retention of existing woodland blocks will contribute to the structure and integrity of the site.

Hedgerows are shown in the development principles plan above, around the perimeter of the site and adjacent to the properties along Park Lane. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that the hedgerow boundary along the northern perimeter be considered in the context of the surrounding residential properties and an appropriate residential boundary and interface between the existing properties used.

## Site Integration:

Careful, thoughtful and generous use of open space provision, hedgerow boundaries and retention of existing woodland blocks is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

*Minor Constraint*

High levels of mitigation planting and carefully designed proposals including generous open space provision will be required in this location to ensure that the site contributes in a positive way to the surrounding character. The continuing expansion of the urban edge around Lydiate and Maghull is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, careful design of mitigation is recommended to ensure the site makes a positive contribution to the surrounding landscape character.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Settled Farmlands (LS02 – Maghull Moss)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S1: Urban area, and has an indicative woodland cover target of 10%.

**PHOTO SHEET FOR SITE SR4.26 – Former Prison Site, Park Lane, Maghull**



VP1. View looking southeast towards the site from northwest corner of site



VP2. View looking southeast towards the site from northwest edge of site



VP3. View looking south across the site from Park Lane north of site



VP4. View looking southeast along eastern boundary from Park Lane



VP5. View looking southwest across site from Park Lane on east edge of site



VP6. View looking northwest towards site from School Lane SE of site



VP7. View looking north, northwest across site from School Lane south of site VP8. View looking east along site boundary from School Lane SW of site



VP9. View looking northeast across site from School Lane southwest of site

**Site Name: Land east of Maghull**

**Site Ref: SR4.27**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Gently rolling topography, rising slightly to the northwest, M58 forms the eastern boundary.

### *Land Cover:*

Land cover comprises arable fields. Boundaries formed predominantly by post and rail wooden fencing with occasional outgrown hawthorn trees.

### *Influence of human activity:*

Residential settlement to the west and south, Motorway (M58) to the east, School Lane to the north. Large scale glasshouses (now derelict) within the site.

### *Aesthetic and perceptual aspects:*

Medium to large scale, limited tranquillity due to adjacent train line and residential development

### *Distinctive landscape character types:*

No distinctive character types – medium scale arable character common in area, however notable due to encroachment due to development and overall loss of character area.

### *Overall character of the landscape:*

Arable field with post and rail fencing and intermittent outgrown hawthorn trees.

## Landscape Character Appraisal:

### *The Site*

A generally flat and gently rolling landscape, comprising principally agricultural land use.

Intensification of farming have resulted in the change in scale and visual appearance of the landscape and its associated patterns i.e. loss of hedgerows, trees and ancient field patterns.

### *Wider Character*

Transportation and communication routes dissect the rural character, with the M58 and the Liverpool to Ormskirk railway line interrupts the rural aspect of the landscape. The close proximity of the urban edge of Maghull, including Ashworth Hospital, contributes further to the threat to the rural character.

## Visual Issues Appraisal:

Views throughout the area, in proximity to the site, are generally short to medium distance. Given the flat to gently rolling topography, vegetation and built form that exists throughout the landscape often restricts longer distance views. However, longer distance views are available in places, particularly to the south of the site near Melling Mount and from M58 overbridges, due to elevated topography.

Views looking east across the site from the adjacent properties on the eastern edge of Maghull, are often screened or oblique due to existing fencing and vegetation screening associated with the railway line. Views looking north from properties to the south of the site (west of Poverty Lane), are also generally screened due to mature roadside hedgerows. However views from Summerhill Primary School and the playing fields are currently open across the site.

## Key Visual Receptors:

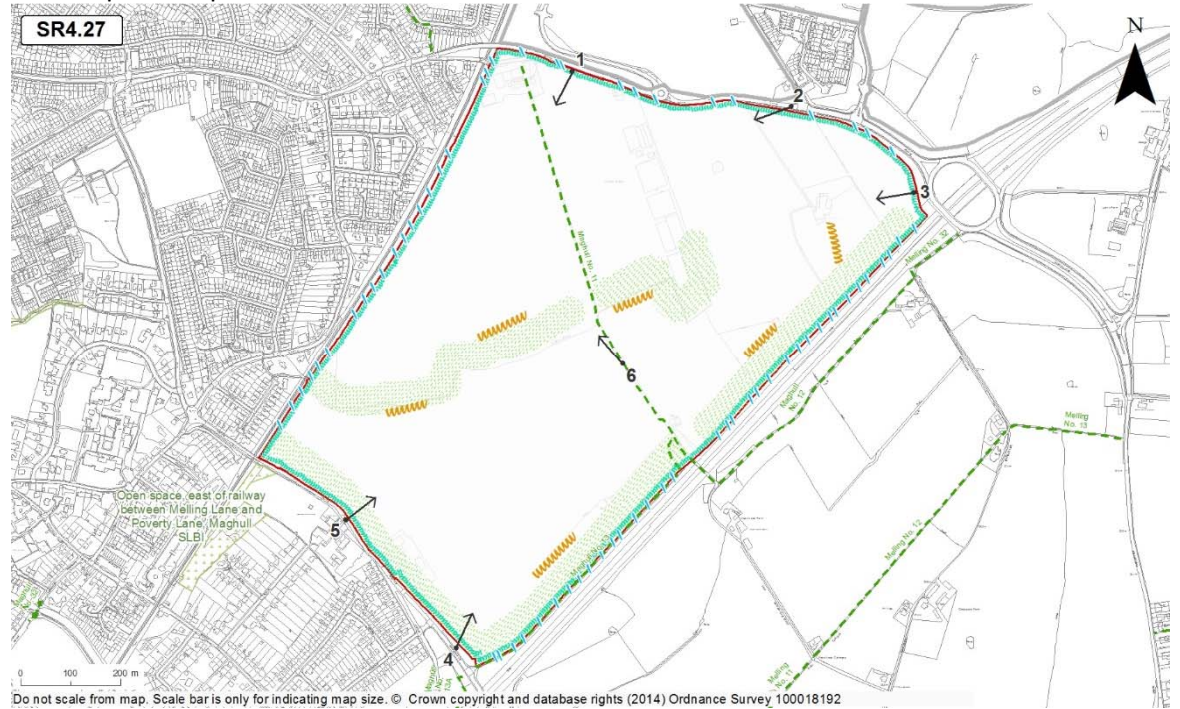
- Summerhill Primary School;
- Residents along western boundary of site;
- Residents west of Poverty Lane;
- Road users along M58, School Lane and Poverty Lane.

Site Name: Land east of Maghull

Site Ref: SR4.27

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



Principles for development:

Building style and materials should reflect those present in surrounding area such as Melling, with use of traditional materials such as stone and brick.

Landscape character should be improved where possible by replanting of hedgerows and hedgerow trees, and small scattered blocks of woodland.

The location of the site contributes to a green buffer between Maghull and the adjacent settlements of Kirkby and Aintree. As such it will be important to introduce green spaces, well vegetated boundaries and small woodland blocks in order to improve the visual unity.

Site Integration:

Inclusion of open space throughout the site, particularly to the east of the site in order to retain sense of openness in views looking across from the west, for example from Melling Mount, strong hedgerow boundaries, inclusion of small woodland blocks.

Landscape Constraint Classification:

*Moderate Constraint*

Due to the extensive boundary treatment and landscape mitigation required throughout the site, it is considered that the site is moderately constrained, however would not prevent development from taking place.

Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Settled Farmlands ( LS01 – Melling and LE02 – Maghull Moss)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG.

This site is identified within the Merseyside Forest plan as S14: Settled farmland areas around Maghull and Melling, and extending to Kirkby and Aintree and has an indicative woodland cover target of 20%.

**PHOTO SHEET FOR SITE SR4.27 – Land east of Maghull**



VP1. View looking southwest across the site from School Lane (N of site)



VP2. View looking west, southwest across the site from School Lane (N of site)



VP3. View looking west across the site from M58 overbridge (east of site)



VP4. View looking north, NE across the site from Poverty Lane (south of site)



VP5. View looking northeast across the site from Poverty Lane



VP6. View looking northwest across the site from Maghull No.11 Footpath

**Site Name: Land east of Waddicar Lane, Melling**

**Site Ref: SR4.28**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Gently rolling topography, slightly sloping towards the west, well vegetated land drain forms southern boundary to site.

### *Land Cover:*

Land cover comprises an arable field, with boundaries formed by mature hedgerows and liner woodland blocks.

### *Influence of human activity:*

Residential settlement of Kirkby to east, Melling/Waddicar to the south. Pylons visible beyond site to the northwest

### *Aesthetic and perceptual aspects:*

Small to medium scale, moderate openness, with a mature well treed southern boundary.

### *Distinctive landscape character types:*

No distinctive character types – medium scale arable character common in area, however notable due to encroachment due to development and overall loss of character area.

### *Overall character of the landscape:*

Arable field with mature and well defined hedgerow and tree boundaries.

## Landscape Character Appraisal:

### *The Site*

A medium to large scale arable field, with well-defined hedgerow and tree boundaries. Gently rolling topography, sloping towards the west, the moderately open landscape is dominated by the agricultural land use. Some smaller scale pastoral land use to west including evidence of ridge and furrow. Numerous watercourses, ditches and drains exist throughout the landscape.

### *Wider Character*

A well vegetated drain with mature trees forms the boundary to the south of the site, beyond which lies a playground.

Pylon towers and lines exist to the west of the site and are a noticeable vertical element in the landscape.

## Visual Issues Appraisal:

Views from the site, looking west are medium distance and open, looking across an arable agricultural landscape with moderate levels of vegetation due to mature hedgerow boundaries and small woodland blocks. Views are restricted to middle distance by rolling and rising topography and intervening vegetation.

Views are shortened to the east and south restricted by residential development, and to the north by mature vegetation and rising topography.

Open views across the site currently exist for the properties Martine Crescent, Beldale Park, Marc Avenue and Waddicar Lane

## Key Visual Receptors:

- Residents along east and southern side of site
- Residents along western side of site (Waddicar Lane)
- Footpath users (Melling No.3) along southern boundary of site
- Road users along Waddicar Lane to west of site.



Site Name: Land east of Waddicar Lane, Melling

Site Ref: SR4.28

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The rolling landscape results in the eastern end of the site being more elevated than the west. This should be taken into consideration in proposals where development to the east may be more visible throughout the landscape than to the west. The character of the landscape comprises a strong pattern of hedgerows and this should be reflected in any boundary proposals to aid integration into the landscape and help to reinforce the existing landscape character. Sporadic woodland blocks are also a feature of the landscape and may be considered appropriate on this site.

Hedgerows are shown in the development principles plan above, around the perimeter of the site and adjacent to the properties along Beldale Park and Martine Close. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that the hedgerow boundary along the east and southeastern perimeter be considered in the context of the surrounding residential properties and an appropriate residential boundary and interface between the existing properties used.

## Site Integration:

Fields and boundaries are generally formed by mature hedgerows and trees. Incomplete in places, particularly to the east and north, these boundaries would benefit from improvement.

Boundaries should remain as intact as possible as they help to provide structure and screen views throughout the landscape. Where possible, however small areas of deciduous woodland buffer planting along urban edges adjacent to open farmland beyond should be encouraged. Use of vegetation is advocated, with use of materials such as fencing discouraged.

## Landscape Constraint Classification:

### *Minor Constraint*

The existing mature boundary vegetation forms a good basis for mitigation and should be retained, and improved where possible.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Settled Farmlands (LS01 – Melling)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S14 – Settled farmland areas around Maghull and Melling, and extending to Kirkby and Aintree and has an indicative woodland cover target of 20%.

**PHOTO SHEET FOR SITE SR4.28 – Land east of Waddicar Lane, Melling**



VP1. View looking southeast across the site from northwest boundary of site



VP2. View looking east across the site from western boundary of site



VP3. View looking east across the site from Melling No.3 (southwest of site)



VP4. View looking northwest across the site from Melling No.3 (south of site)



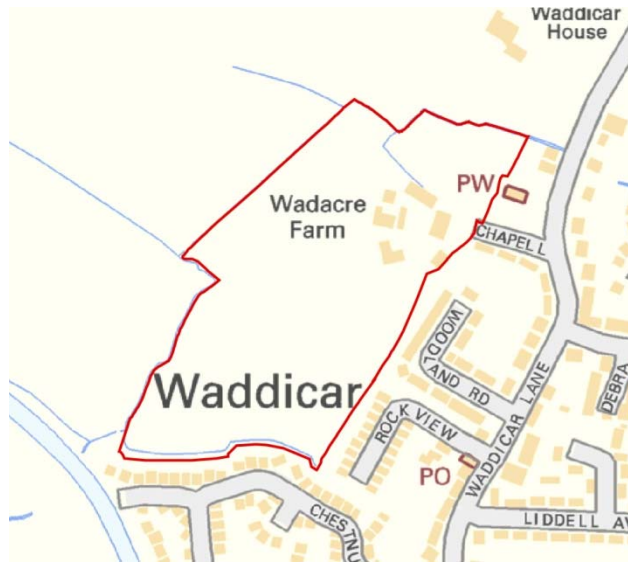
VP5. View looking northeast across the site from Melling No. 3 (southeast of site)

**Site Name: Wadacre Farm, Melling**

**Site Ref: SR4.29**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Gently rolling topography, rising slightly to the northwest, land drain forms the northern boundary.

### *Land Cover:*

Land cover comprises pastoral field, used for horse grazing. Boundaries formed predominantly by post and rail wooden fencing with occasional outgrown hawthorn trees.

### *Influence of human activity:*

The residential settlement of Melling/Waddicar to the east and south.

### *Aesthetic and perceptual aspects:*

Small to medium scale, limited openness due to tree cover, limited to moderate tranquillity due to adjacent residential development.

### *Distinctive landscape character types:*

Medium scale arable character common in area, however this landscape character type is notable due to encroachment of development and the overall loss of character area.

### *Overall character of the landscape:*

Pastoral field with post and rail fencing and intermittent outgrown hawthorn trees.

## Landscape Character Appraisal:

### *The Site*

The topography of the site comprises gently rolling landform, with land use comprising pastoral fields, currently used for horse grazing. Post and rail fencing forms the boundary to the fields, with intermittent outgrown hawthorn trees and some coniferous planting.

The overall site appears as two defined areas, separated by coniferous planting, with both areas occupied by pastoral land use.

### *Wider Character*

The character of the site is influenced to the east and west. To the east by residential development and to the west by open agricultural landscape, rising in topography to the northwest.

## Visual Issues Appraisal:

Views from the site, looking west are medium distance and open, contained by the rising landform to the west. Pylon towers and lines lie beyond the site to the west but form a prominent element in the view. Views are restricted to the east and south by residential development and coniferous tree planting.

Open and elevated views looking towards the site are available from Footpath Melling No. 7.

Open views across the site currently exist for the properties along Woodland Road, Rock View and Chestnut Walk to the east of the site and elevated open views of the site from residential properties to the northwest of the site (Tithebarn Lane in Melling).

## Key Visual Receptors:

- Residents along eastern and southern boundary of site (Woodland Road, Rock View, Chestnut Walk)
- Residents to northwest of site in Melling (Tithebarn Lane)
- Footpath users along Melling No.7
- Footpath users, cycle users along the Trans Pennine Trail to the southwest of the site.

Site Name: Wadacre Farm, Melling

Site Ref: SR4.29

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The rolling landscape results in elevated views available from the west looking towards the site. This should be taken into consideration in proposals where development to the east may be more visible throughout the landscape than to the west. The overall character of the landscape comprises a strong pattern of hedgerows and this should be reflected in any boundary proposals to aid integration into the landscape and help to reinforce the existing landscape character. Intermittent trees are also a feature of the landscape and may be considered appropriate on this site.

Hedgerows are shown in the development principles plan above, around the perimeter of the site and adjacent to the properties along Rock View, Woodland Road and Chestnut Walk. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that the hedgerow boundary along the eastern perimeter be considered in the context of the surrounding residential properties and an appropriate residential boundary and interface between the existing properties used.

## Site Integration:

In order to provide structure, provide screening benefits and reflect and enhance the existing landscape character, boundaries should be defined by hedgerows, with intermittent trees and scattered woodland blocks. This will help to provide a sense of visual unity and soften the impacts of a new urban edge with the adjacent rural area.

## Landscape Constraint Classification:

### *Minor Constraint*

The current land use and boundary treatment results in the requirement for a complete boundary mitigation approach, replanting of hedgerows, hedgerow trees and potentially small woodland blocks, to reinforce pattern and structure in the landscape. However, the site is visually moderately well contained due to topography and surrounding vegetation and improvements in the planting structure will contribute positively to the site integration and landscape character.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Settled Farmlands (LS01 – Melling)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S14 – Settled farmland areas around Maghull and Melling, and extending to Kirkby and Aintree and has an indicative woodland cover target of 20%.

**PHOTO SHEET FOR SITE SR4. 29 – Wadacre Farm, Melling**



VP1. View looking south across the site from Melling No.4 (NW of site)



VP2. View looking southwest across the site from Melling No.4 (N of site)



VP3. View looking northwest across the site from Melling No.4 (NE of site)



VP4. View looking SW towards the site from Melling No.5 (NE of site)



VP5. View looking east towards the site from west of site

**Site Name: Land at Wango Lane, Aintree**

**Site Ref: SR4.30**

# SITE ANALYSIS

Site Location Plan:



**Landscape Issues:**

*Physical Influences:*

Generally flat, slightly sloping topography, with raised mounds to the east associated with the Leeds and Liverpool Canal.

*Land Cover:*

Whole area covered with small to medium scale scrubby grassland field with intermittent shrubs.

*Influence of human activity:*

Transmission towers and the M57 to the north, Leeds and Liverpool Canal to the east, residential development of Aintree to south and west.

*Aesthetic and perceptual aspects:*

Small scale, moderately simple and uniform landcover.

*Distinctive landscape character types:*

Landscape character type is frequent throughout the area.

*Overall character of the landscape:*

Small to medium scale scrubby grassland field, influenced by the Leeds and Liverpool Canal to the east and residential development to the south and west.

**Landscape Character Appraisal:**

*The Site*

The site itself comprises a small to medium scale field with outgrown hedgerow field boundaries to the east along the Leeds and Liverpool Canal and the west, along with numerous outgrown shrubs throughout the site.

*Wider Character*

The settlement of Aintree lies to the south and west, with land beyond to the north comprising arable fields, which forms a green and rural corridor between Maghull, Aintree and Kirkby. Hedgerow boundaries, outgrown hedgerow trees and small scattered blocks of woodland contribute to a moderately well vegetated landscape.

**Visual Issues Appraisal:**

Views from the site are contained to some extent by the surrounding raised and well vegetated boundaries to the north and west, residential and transport development, though views of transmission towers are available to the north.

Views towards the site are available from longer distance locations due to rises in topography throughout the surrounding landscape, such as from the M57 motorway overbridge and the Trans Pennine Trail to the east.

**Key Visual Receptors:**

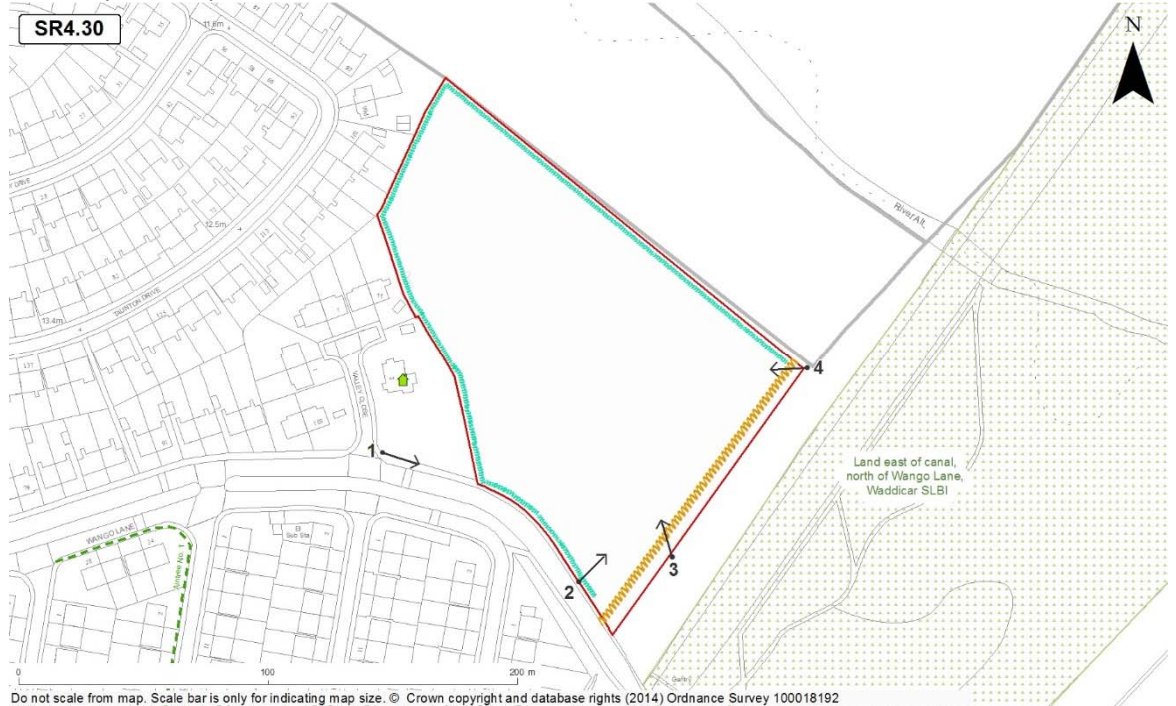
- Residents on the northern boundary of Aintree to the south and west.
- Road users along Wango's Lane to the south
- Footpath users along the Trans Pennine Trail along the Leeds and Liverpool Canal.

Site Name: Land at Wango Lane, Aintree

Site Ref: SR4.30

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

Landscape character should where possible be improved by replanting of hedgerows and hedgerow trees. Intermittent scattered boundary trees, linear woodland planting along the eastern boundary adjacent to the Leeds and Liverpool Canal could be introduced into the field pattern at an appropriate scale and frequency, to help provide physical and visual continuity. These would integrate well with the patterns in adjacent areas and could help soften the impacts where the urban edge forms a stark juxtaposition with the rural area.

Hedgerows are shown in the development principles plan above, around the perimeter of the site and adjacent to the properties along Valley Close and Taunton Drive. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that the hedgerow boundary along the western perimeter be considered in the context of the surrounding residential properties and an appropriate residential boundary and interface between the existing properties used.

## Site Integration:

Fields and boundaries are generally formed by post and rail fencing and outgrown hedgerows. Improvement and replacement of existing hedgerows and inclusion of scattered woodland blocks will help to integrate the site into the surroundings.

## Landscape Constraint Classification:

### *Moderate Constraint*

In order to help integrate the site with its surroundings, the boundaries should be hedgerows and scattered woodland blocks of suitable scale. The site currently acts as a green link and buffer between the settlements of Maghull, Aintree and Kirkby and any development here would form an intrusion into this green buffer.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Settled Farmlands (LS01 – Melling)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S14 – Settled farmland areas around Maghull and Melling, and extending to Kirkby and Aintree and has an indicative woodland cover target of 20%.

**PHOTO SHEET FOR SITE SR4.30 – Land at Wango Lane, Aintree**



VP1. View looking east towards the site from Wango Lane southwest of site



VP2. View looking north across the site from south of site



VP3. View looking northwest across the site from southeast edge of site



VP4. View looking southwest across the site from northeast corner of site



**Site Name: Land at Woodvale Sidings, Ainsdale**

**Site Ref: SR4.44**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Gently rolling topography with slight slope to southeast, with a well vegetated surrounding landscape

### *Land Cover:*

Pastoral landscape, medium scale, with high levels of surrounding vegetation

### *Influence of human activity:*

Residential development to south and west, caravan park to east, golf course to southeast

### *Aesthetic and perceptual aspects:*

Medium distance views, low tranquillity due to proximity adjacent caravan park and residential development.

### *Distinctive landscape character types:*

Land type relatively common but under pressure from increasing development

### *Overall character of the landscape:*

Medium scale, gently sloping pastoral landscape

## Landscape Character Appraisal:

### *The Site*

A gently rolling landscape, slightly sloping to the southeast, with land use currently as scrubby grassland associated with the dog kennels currently located on the site.

### *Wider Character*

Influenced by the surrounding residential development and caravan park adjacent to the east. Mature vegetation around the perimeter of the site results in a well vegetated character to the site. A brook runs along the west and southwest boundary of the site and is defined by riparian vegetation that follows its length.

## Visual Issues Appraisal:

Views from the site are generally short to medium distance, limited by the surrounding perimeter vegetation and by residential development to the south and west.

Residential receptors along Moor Close to the west, along Plex Moss Lane to the south, the caravan park to the east and the golf club to the southeast may obtain views into the site, however the surrounding mature vegetation will contribute to a screening and filtering of views.

## Key Visual Receptors:

- Residents along Moor Close to the west
- Road users along Moor Close and Plex Moss Lane to the west and south of the site, respectively;
- Users of the caravan park to the east of the site;
- Users of the Formby Hall Golf Club to the south and southeast

Site Name: Land at Woodvale Sidings, Ainsdale

Site Ref: SR4.44

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is principally open, pastoral in nature, yet enclosed to the full perimeter by mature hedgerow and outgrown tree vegetation. Mature vegetation along the boundaries should be retained where possible and enhanced particularly in the vicinity of residential receptors to the north. Hedgerow boundaries should be planted around the perimeter to reinforce the pattern and structure in the landscape. Open space, particularly to the south of the site will help to integrate the site with its immediate surroundings and reflect and strengthen the character of the landscape.

Hedgerows are shown in the development principles plan above, around the perimeter of the site and adjacent to the properties along Moor Close. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that the hedgerow boundary along the western perimeter be considered in the context of the surrounding residential properties and an appropriate residential boundary and interface between the existing properties used.

## Site Integration:

Boundaries should be reinstated with native hedgerows to reinforce the pattern and structure in the landscape. Open space is a feature of the site, which is important to retain as a feature of the landscape character. Therefore, open space should be included as an integral part of any proposed design, particularly to the south of the site.

## Landscape Constraint Classification:

### *Minor Constraint*

Mitigation in the form of hedgerow boundaries and provision of open space, along with retention of existing mature vegetation, is recommended to ensure the site is integrated well into the surrounding landscape character.

## Further references:

Relevant Landscape Character Assessments:

NCA 57: Sefton Coast

Sefton Landscape Character Assessment SPG:

LCA: Dune Backlands (SB05 – Formby)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S6: Dune Backlands near Formby and has an indicative woodland cover target of 30%.

**PHOTO SHEET FOR SITE SR4.44 – Land at Woodvale Sidings, Ainsdale**



VP1. View looking east across site from northwest boundary



VP2. View looking northeast towards the site from southwest corner



VP3. View looking northwest towards the site from southeast of site

**Site Name: Powerhouse Site Phase 2, Formby**

**Site Ref: SR4.46**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

A medium scale, very gently rolling site, rising slightly to the southwest.

### *Land Cover:*

Predominantly open scrubby grassland field.

### *Influence of human activity:*

Residential development to the north, construction of development (Powerhouse phase 1) to the west of the site, allotments to the east of the site.

### *Aesthetic and perceptual aspects:*

Medium scale, generally uniform scrubby landcover and low to moderate levels of tranquillity, due to the adjacent construction activity and residential development.

### *Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

### *Overall character of the landscape:*

Medium scale scrubby grassland fields, with allotments to the east, residential development to the north and construction of further residential development to the west. Open landscape to the south.

## Landscape Character Appraisal:

### *The Site*

The site is medium scale with a very gently rolling topography, rising slightly to the southwest. Land use is currently principally scrubby grassland. The boundary to the west comprises mature tree and shrub vegetation associated with the allotments. Boundaries are open to the south and west, with scrubby vegetation forming the boundary to the north.

### *Wider Character*

Residential development to the north and construction of residential development to the west forms an urbanising influence, however the open aspect to the south has a strong influence on the site, with large scale arable fields.

## Visual Issues Appraisal:

Views from the site are a combination of short, medium and long distance. Views are contained to the north, east and west by vegetation and residential development. Medium to long distance views are available to the south, looking across the open arable landscape beyond, limited only by small intervening blocks of woodland in places.

## Key Visual Receptors:

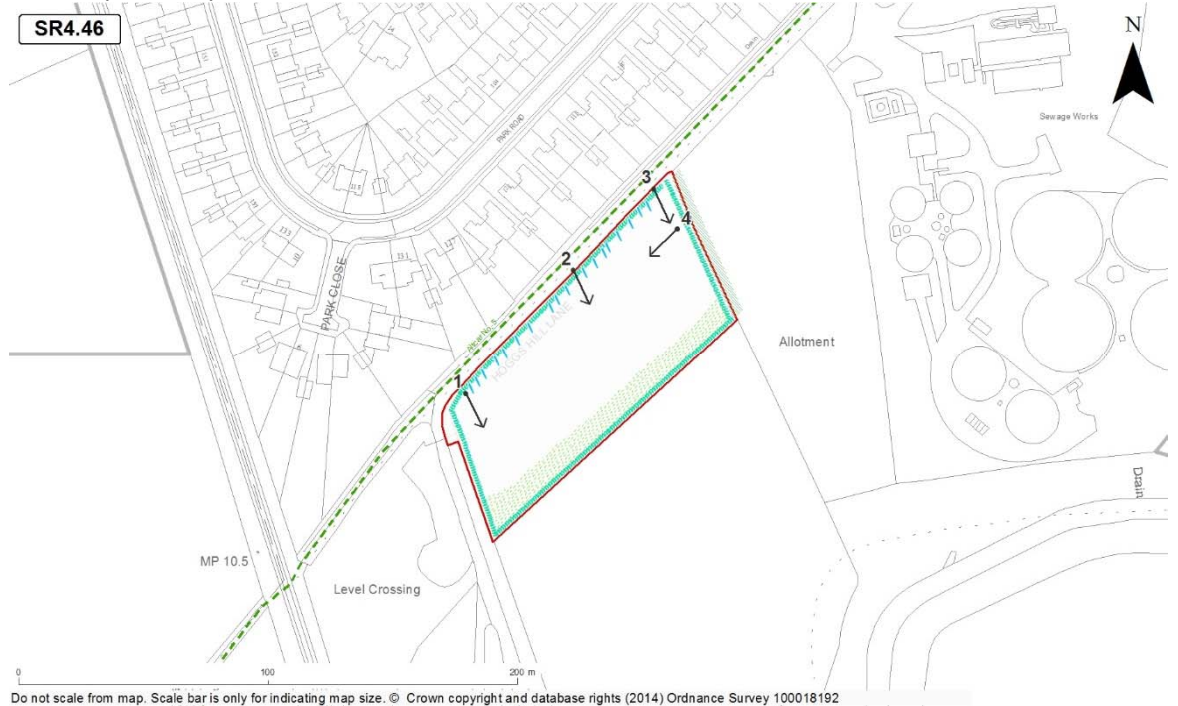
- Road users along Hoggs Hill lane;
- Users of the footpath along the northern boundary of the site, Altcar No. 5;
- Residents to the north and west (anticipated following construction) of the site, along Park Road.

Site Name: Powerhouse Site Phase 2, Formby

Site Ref: SR4.46

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is medium scale and open. Boundaries currently comprise a mix of treatments and as such would benefit from unification, with the use of hedgerows to tie in with the surrounding landscape. To the south of the site, the landscape is open and large scale. Open space is recommended to the south of the site in order to help integrate any development proposals with adjacent landscape character.

Hedgerows are shown in the development principles plan above, around the perimeter of the site and adjacent to the properties along Park Road / Hoggs Hill lane. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that the hedgerow boundary along the northern and western perimeter be considered in the context of the surrounding residential properties and an appropriate residential boundary and interface between the existing properties used.

## Site Integration:

Provision of hedgerow boundaries is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure, along with open space provision to the south of the site to tie in with the adjacent landscape character.

## Landscape Constraint Classification:

*Minor Constraint*

Subject to suitable mitigation including open space, woodland, tree and hedgerow planting, which should provide a suitable framework to allow any development proposals to tie in with the surrounding landscape structure.

## Further references:

Relevant Landscape Character Assessments:

NCA 57: Sefton Coast

Sefton Landscape Character Assessment SPG:

LCA: Dune Backlands (SB03 – Formby)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S6: Dune Backlands near Formby and has an indicative woodland cover target of 30%.

**PHOTO SHEET FOR SITE SR4.46 – Powerhouse Site Phase 2, Formby**



VP1. View looking south from Hoggs Hill Lane, north of site



VP2. View looking south from Hoggs Hill Lane, north of site



VP3. View looking south from Hoggs Hill Lane, north of site



VP4. View looking southwest across the site from Hoggs Hill Lane, NE of site

Site Name: Land north of Lamshear Lane, Lydiate

Site Ref: SR4.47

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Generally flat topography, sloping slightly to the northeast.

### *Land Cover:*

Land cover comprises principally large scale arable fields

### *Influence of human activity:*

Residential development of Lydiate to west.

### *Aesthetic and perceptual aspects:*

Medium to large scale, generally simple and uniform agricultural landcover and moderate levels of tranquillity, particularly to the west of the site.

### *Distinctive landscape character types:*

Common landscape character type, however diminishing due to increasing development.

### *Overall character of the landscape:*

Open, medium to large scale arable agricultural landscape.

## Landscape Character Appraisal:

### *The Site*

The topography of the site comprises generally flat landform though very gently rolling to the west. Landuse comprises arable farmland, predominantly open with hedgerow boundaries. In places, the land is more enclosed by trees and vegetation, in particular to the north and east of the site, associated with residential properties. The landscape is of simple composition, being used principally for crops. A number of drains and ponds are present throughout the site, however a lack of associated riparian vegetation makes them difficult to distinguish from a distance.

### *Wider Character*

The surrounding character broadly reflects the character of the site to the north and east, with large scale agricultural land use. To the south, the residential development associated with Lydiate forms an urbanising influence on the site. A plant nursery is located to the north of the site (Northway Nurseries) and introduces glasshouses into the landscape.

## Visual Issues Appraisal:

Views from the site, looking north, northeast, are long distance and take in a well vegetated arable agricultural landscape, defined by the structure that the hedgerow field boundaries and woodland blocks provide. Given the gently rolling nature of the landform, views are limited to the north by rising topography and to the east, west and south by residential development.

## Key Visual Receptors:

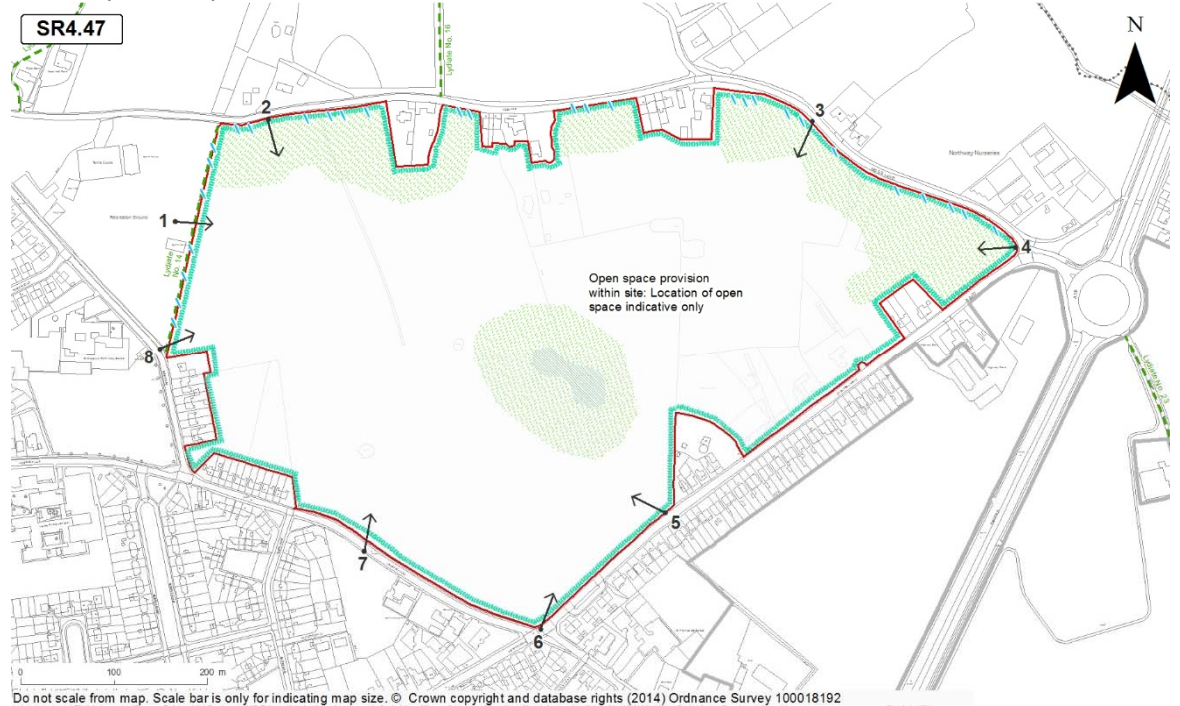
- Footpath users along Lydiate No.14
- Road users along Moss Lane, Sandy Lane, Lamshear Lane and the B5407
- Residents on the eastern edge of Lydiate, particularly along Moss Lane, Sandy Lane, Lamshear Lane and the B5407
- Users of the recreational grounds located on the western boundary of the proposed site.

Site Name: Land north of Lamshear Lane, Lydiate

Site Ref: SR4.47

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is predominantly open and large scale, comprising arable agricultural land uses. The site contributes in a positive way to the existing landscape character, reinforcing the key attributes of the LCA. Any development here will need to ensure that these key characteristics of openness, long distance views, hedgerow structure etc are a key feature of any proposals. Open space provision, particularly to the northern boundary of the site will help to integrate the area with the adjacent open and arable landscape. Hedgerow boundaries with intermittent tree planting and scattered woodland blocks will contribute to the structure and integrity of the site.

Hedgerows are shown in the development principles plan above, around the perimeter of the site and adjacent to the properties along Liverpool Road, Lamshear Lane and Moss Lane. This is shown in lieu of a detailed layout scheme and should residential housing be proposed here, it is recommended that the hedgerow boundary adjacent to properties be considered in the context of the surrounding residential properties and an appropriate residential boundary and interface between the existing properties used.

## Site Integration:

Careful, thoughtful and generous use of open space provision, hedgerow boundaries and woodland blocks is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

*Moderate Constraint*

High levels of mitigation planting and very carefully designed proposals including generous open space provision will be required in this location to ensure that the high quality of the landscape is not degraded. The continuing expansion of the urban edge around Lydiate is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, development should be carefully considered in this location.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Settled Farmlands (LS04 – Lydiate)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S13: Settled farmland areas around Lydiate and has an indicative woodland cover target of 10%.



**PHOTO SHEET FOR SITE SR4.47 – Land north of Lambshear Lane, Lydiate**



VP1. View looking east across the site from Recreation Ground to west of site



VP2. View looking southeast across the site from northwest corner of site



VP3. View looking southwest across the site from northeast edge of site



VP4. View looking west across the site from Moss Lane (east of site)



VP5. View looking northwest across the site from B5407 on east edge of site



VP6. View looking northeast across site from south corner of site



VP7. View looking north across the site from Lamshear Lane to south of site VP8. View looking east, northeast across the site from west edge of site

**Site Name: Land north of Kenyons Lane, Lydiate**

**Site Ref: SR4.48**

# SITE ANALYSIS

Site Location Plan:



Landscape Issues:

*Physical Influences:*

Generally flat topography, sloping slightly to the northeast.

*Land Cover:*

Land cover comprises principally medium scale arable fields

*Influence of human activity:*

Residential development of Lydiate to west and southwest and the busy A59 road to the east.

*Aesthetic and perceptual aspects:*

Medium scale, moderately uniform and simple agricultural landcover and low levels of tranquillity.

*Distinctive landscape character types:*

Common landscape character type, however diminishing due to increasing development.

*Overall character of the landscape:*

Medium scale arable agricultural landscape, enclosed by mature and tall hedgerow boundaries.

Landscape Character Appraisal:

*The Site*

The topography of the site comprises generally flat landform, slightly sloping to the northeast, with landuse comprising medium scale arable farmland, predominantly open with tall hedgerow boundaries. The site is well enclosed and defined by mature hedgerow boundaries and a well treed boundary to the west adjacent to buildings associated with Morton Dairies. The landscape is of simple composition, being used principally for crops.

*Wider Character*

The busy A59 road forms the eastern boundary to the site and reduces the sense of tranquillity across the immediate area. A predominantly open and arable character, with some influence of development due to the urban edge of Lydiate to the west and south and the busy A59 in proximity to the site to the southeast.

Visual Issues Appraisal:

Views both into and out of the site are generally limited by the tall, mature hedgerows that form the boundary to the site, and limited to the northwest and south by residential development along Liverpool Road and Kenyons Lane.

Key Visual Receptors:

- Road users along Liverpool Road, Kenyons Lane and the A59
- Residents on the eastern edge of Lydiate, particularly along Liverpool Road, Kenyons Lane and the A59.
- Users of the recreational grounds located at St. Thomas Primary School.

Site Name: Land north of Kenyons Lane, Lydiate

Site Ref: SR4.48

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site contributes in a positive way to the existing landscape character, reinforcing the key attributes of the LCA. Any development here will need to ensure that these key characteristics of openness, hedgerow structure etc are a key feature of any proposals. Retention of the mature hedgerow boundaries with intermittent tree planting will contribute to the structure and integrity of the site.

Hedgerows are shown in the development principles plan above, around the perimeter of the site and adjacent to the properties along Liverpool Road and Kenyons Lane. This is shown in lieu of a detailed layout scheme and should residential housing be proposed here, it is recommended that the hedgerow boundary along the western and southern perimeter be considered in the context of the surrounding residential properties and an appropriate residential boundary and interface between the existing properties used.

## Site Integration:

Boundaries should be rationalised and a hedgerow boundary treatment applied to the full perimeter of the site, while also retaining the existing field patterns. Intermittent tree planting along the hedgerow boundary to the north of the site will help to integrate and screen the site with the surroundings.

Careful, thoughtful and generous use of open space provision, hedgerow boundaries and tree planting is recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

## Landscape Constraint Classification:

### *Minor Constraint*

The retention of the existing mature hedgerow boundaries and very carefully designed proposals including open space provision will be required in this location to ensure that the high quality of the landscape is not degraded. The continuing expansion of the urban edge around Lydiate is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, development should be carefully considered in this location.

## Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Settled Farmlands (LS04 – Lydiate)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S13: Settled farmland areas around Lydiate and has an indicative woodland cover target of 10%.

**PHOTO SHEET FOR SITE SR4.48 – Land north of Kenyons Lane, Lydiate**



VP1. View looking southeast towards the site from northwest edge of site



VP2. View looking south towards the site from north corner of site



VP3. View looking north towards the site from southeast corner of site



VP4. View looking northeast across the site from the Kenyons Lane south of site

**Site Name: Land south of Melling Lane, Maghull**

**Site Ref: SR4.49**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Generally flat topography, with the M58 road forming the boundary to the south, the Leeds and Liverpool Canal to the west and residential development to the north and east.

### *Land Cover:*

Arable agricultural farmland, including a detached property to the east of the site

### *Influence of human activity:*

M58 to south, Leeds and Liverpool Canal to the west, residential development to the north and east.

### *Aesthetic and perceptual aspects:*

Medium scale, simple and uniform agricultural landcover and low levels of tranquillity, due to the proximity of the M58 and residential development.

### *Distinctive landscape character types:*

Common landscape character type, though more sensitive due to development pressures

### *Overall character of the landscape:*

Small to medium scale arable agricultural land, with open boundaries to east and west and mature trees to the north and south and an area of woodland just beyond the boundary to the east.

## Landscape Character Appraisal:

### *The Site*

The site is of medium scale with a flat topography. With boundaries defined by linear transport routes (Leeds and Liverpool Canal to the west, M58 to the south, Melling Lane to the east). There is little vegetation on the east and west boundaries, and mature tree planting to the north and south of the site.

### *Wider Character*

Located at the edge of residential development to the south of Maghull, the landscape to the west comprises open arable fields, reflecting the landscape character of the proposed development site and increasing the perceived tranquillity of the site.

## Visual Issues Appraisal:

Views from the site are principally short distance, particularly to the north, east and south of the site, where residential development and tree planting restrict views. Views to the west are medium distance and take in the Leeds and Liverpool Canal and the adjacent open arable fields. However views are restricted to medium distance by the raised embankments of the railway line and the M58 motorway, along with distant views of pylon towers and line, on a north-south alignment. Views towards the site include views from adjacent residential properties along Melling Lane and Willow Hay, open views from footpath users along the Trans Pennine Trail, along with brief views available from users of the train line to the west of the site.

## Key Visual Receptors:

- Road users along Melling Lane;
- Residents to the east and north of the site (along Melling Lane and Willow Hay), users of the M58;
- Footpath users along the Trans Pennine Trail and Maghull No. 13A;
- Users of the trainline to the west of the site.

Site Name: Land south of Melling Lane, Maghull

Site Ref: SR4.49

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



Principles for development:

The site itself is predominantly open and medium scale, comprising arable agricultural land. There are currently open boundaries to the east and west, which would benefit from an improved structure through replacement of hedgerows. Woodland to the north and south boundaries of the site should be retained as far as possible, while views towards the open arable field to the west of the site should be retained and emphasised where possible, through use of open space within any proposed development scheme.

Site Integration:

Careful, thoughtful and generous use of open space provision and hedgerow boundaries are recommended to ensure the site is integrated sensitively into the wider landscape and will help to provide a strong pattern to tie in with the existing landscape structure.

Landscape Constraint Classification:

*Minor Constraint*

Mitigation planting and carefully designed proposals including open space provision will be required in this location to ensure that the site contributes in a positive way to the surrounding character. The continuing expansion of the urban edge around Lydiate and Maghull is identified as an area of sensitivity within the Landscape Character Assessment, resulting in the weakening of the overall character area within which the site is located. This statement is echoed within this assessment and therefore, careful design of mitigation is recommended to ensure the site makes a positive contribution to the surrounding landscape character.

Further references:

Relevant Landscape Character Assessments:

NCA 58: Merseyside Conurbation

Sefton Landscape Character Assessment SPG:

LCA: Settled Farmlands (LS01 – Melling)

The site assessment has confirmed that the current landscape reflects that which was identified in the 2003 Landscape SPG. This site is identified within the Merseyside Forest plan as S14: Settled farmland areas around Maghull and Melling and extending to Kirkby and Aintree and has an indicative woodland cover target of 20%.

**PHOTO SHEET FOR SITE SR4.49 – Land south of Melling Lane, Maghull**



VP1. View looking southwest across the site from Melling Lane NE of site



VP2. View looking west across the site from Melling Lane east of site



VP3. View looking west, northwest across the site from Melling Lane SE of site



VP4. View looking northeast across the site from Liverpool Canal SW of site



VP5. View looking east across site from Leeds and Liverpool Canal, west of site



VP6. View looking east, southeast towards site from Leeds and Liverpool Canal, northwest of site