

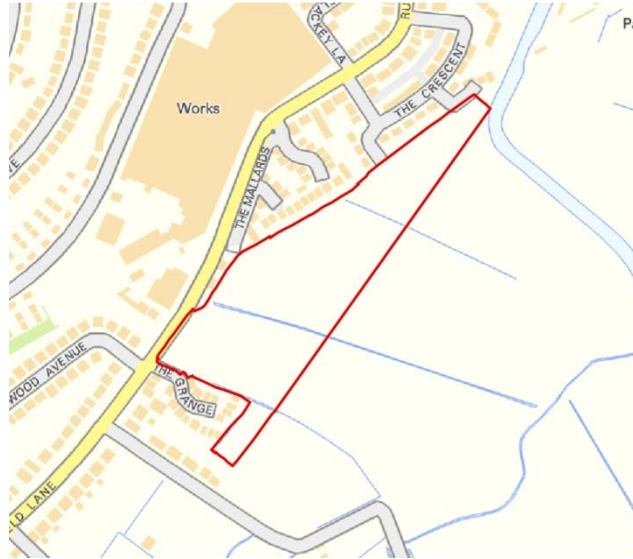
#### **4. SITE ASSESSMENT AND PHOTOSHEETS**



**Site Name: Bankfield Lane, Southport**  
**Site Ref: SR4.02**

# SITE ANALYSIS

Site Location Plan:



Landscape Issues:

*Physical Influences:*

Flat, open site with the surrounding landscape formed by carr farmlands to the east.

*Land Cover:*

Site currently used for arable crops.

*Influence of human activity:*

Road to north and residential development to west

*Aesthetic and perceptual aspects:*

Medium to long distance views, moderate to high tranquillity due to lack of development in proximity and adjacent large scale and open landscape character

*Distinctive landscape character types:*

Land type becoming less common and under pressure from increasing development

*Overall character of the landscape:*

Medium to large scale, flat arable and pastoral landscape, heavily influenced by the surrounding carr farmlands landscape character

Landscape Character Appraisal:

*The Site*

A generally flat and open landscape with wide views and long distance skylines particularly to the east. Comprising principally agricultural land use with large cereal crop fields, including some small scale pastoral fields associated with domestic use.

Numerous watercourses present, including the Three Pools Waterway to the northeast of the site.

*Wider Character*

There is a lack of strong boundaries to north and east. Small woodland blocks evident throughout the landscape, along with a commercial tree growing site to the east. Evidence of agricultural industry in the form of glasshouses and agricultural barns particularly to the northeast. Very limited settlement to east of site, with infrequent isolated farmsteads.

Visual Issues Appraisal:

Views from the site, looking southeast are long distance and open, looking towards the Pennines and including views of a wind farm and communication masts along distant ridge lines. Views are restricted to middle distance in places by intervening woodland blocks, scattered throughout the landscape.

Views are shortened to the west and south, restricted by residential development, mature vegetation and allotments.

Key Visual Receptors:

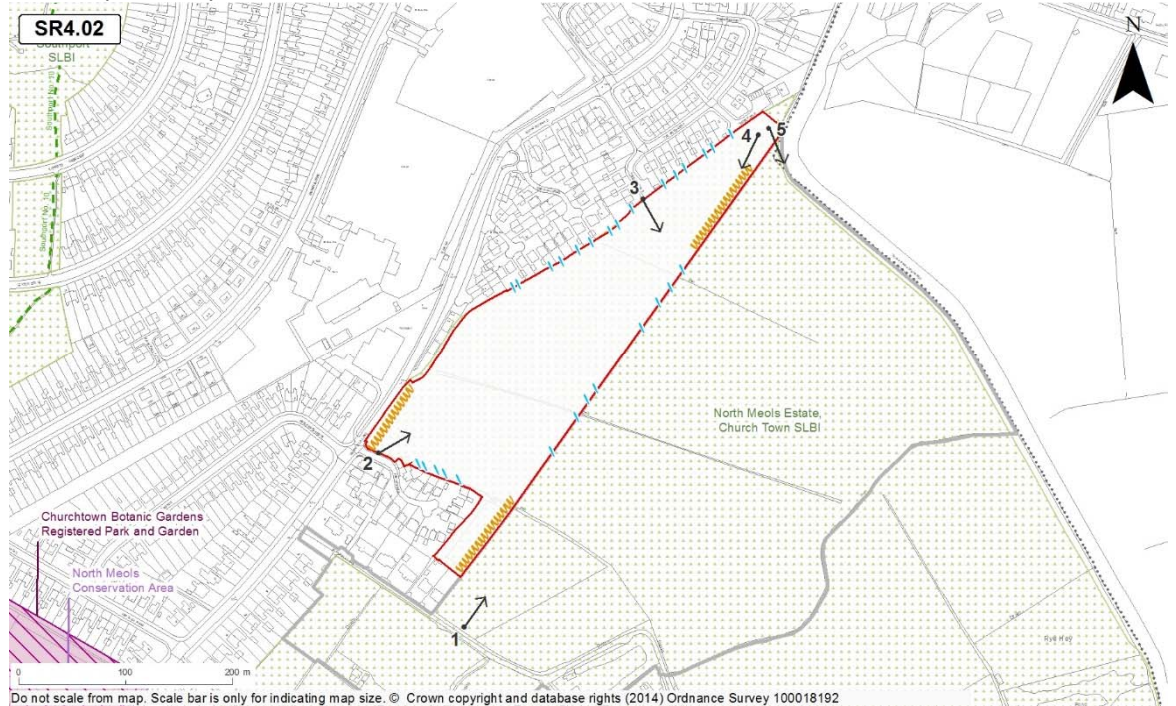
- Residents along northern boundary of site (The Crescent and Three Pools)
- Residents along western boundary of site (along the Grange/The Mallards)
- Residents along Blundell Lane and New Lane

Site Name: Bankfield Lane, Southport

Site Ref: SR4.02

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



Principles for development:

The existing woodland blocks provide the only vertical element in an otherwise flat and open large scale landscape. Proposed development could be integrated into the surrounding landscape through a combination of introducing sporadic small geometric areas of woodland planting, particularly useful as a buffer on an urban edge, along with open boundaries including intermittent tree planting along the eastern edge of the site.

Site Integration:

Fields and boundaries are generally open with little evidence of built boundaries such as fencing or walls. Boundaries should remain open where possible, however small areas of deciduous woodland buffer planting along urban edges adjacent to open farmland beyond should be encouraged, though belt like woodland planting should be avoided.

Landscape Constraint Classification:

*Moderate Constraint*

Sensitive mitigation is required in order to help integrate the site with the surrounding open and large scale landscape character. Carefully designed area of intermittent tree planting, small woodland blocks (not linear) and open boundaries are recommended.

Further references:

Relevant Landscape Character Assessments:

NCA 57: Sefton Coast

Sefton Landscape Character Assessment SPG:

LCA: Carr Farmlands (LC01 – Churchtown)

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 S4: Carr Farmlands to the east of Southport, including Meols Hall, Town Lane and Foul Lane and has an indicative woodland cover target of 20%.

**PHOTO SHEET FOR SITE SR4.02: Bankfield Lane, Southport**



VP1. View looking northeast towards the site from Blundell Lane (SW of site)



VP2. View looking northeast across the site from the west of the site



VP3. View looking south across the site from north edge of site



VP4. View looking southwest across the site from northeast corner



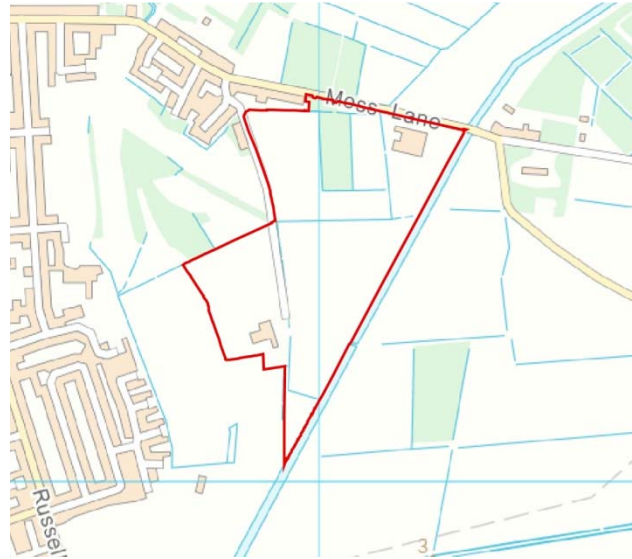
VP5. View looking south, southeast from northeast corner of site

**Site Name: Land at Moss Lane, Churchtown**

**Site Ref: SR4.03**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Flat, open site with the surrounding landscape formed by carr farmlands to the south and east.

### *Land Cover:*

Site currently used as both pastoral horse grazing and for arable crops.

### *Influence of human activity:*

Road to north and commercial plant growing to north of site, residential development and golf club to west of site

### *Aesthetic and perceptual aspects:*

Medium to long distance views, moderate to high tranquillity due to lack of development in proximity and adjacent large scale and open landscape character

### *Distinctive landscape character types:*

Land type becoming less common and under pressure from increasing development

### *Overall character of the landscape:*

Medium to large scale, flat arable and pastoral landscape, heavily influenced by the surrounding carr farmlands landscape character.

## Landscape Character Appraisal:

### *The Site*

A generally flat landscape within the site itself. The sense of flat topography is emphasised by the surrounding landscape character of open, expansive carr farmlands to the east and south. Mature hedgerows form the boundary treatment to the track to the centre of the site, although open boundaries are seen to the south and east of the site.

### *Wider Character*

Mature woodlands are a feature of the landscape to the north and west of the site. A distinct change in character is notable across the site. From the northwest to the south, the north and west is well vegetated, while the east and south is open, large scale and arable.

## Visual Issues Appraisal:

Views from the site are typically long distance, particularly to the south and east of the site. Looking towards the distant Pennine hills. Views to the north and west are contained by the surrounding vegetation including mature woodland blocks and commercial plant nurseries and residential built development.

## Key Visual Receptors:

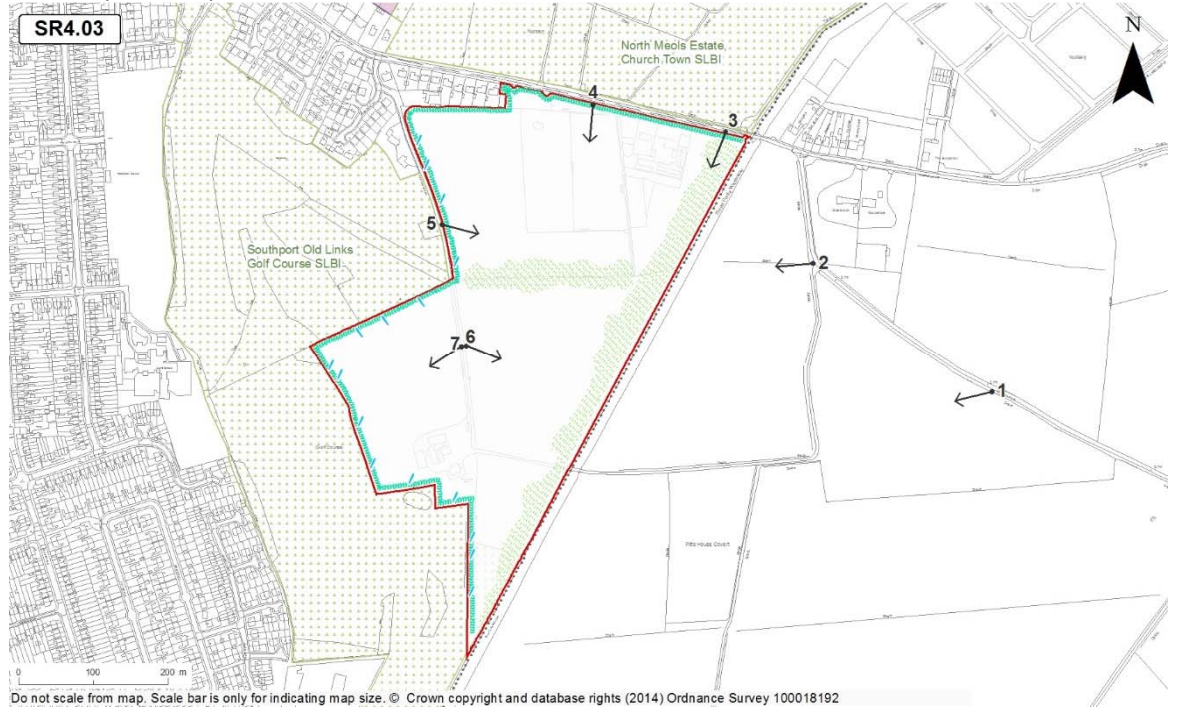
- Residents along Pitts House Lane, Fosters Close and Moss Lane;
- Road users along Moss Lane;
- Users of the adjacent Southport Old Link golf course to the west

Site Name: Land at Moss Lane, Churchtown

Site Ref: SR4.03

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is principally open, with current land use comprising pastoral and arable field uses. Boundaries are formed by a combination of mature hedgerows and open boundaries (to the east). It is recommended that hedgerow boundaries are retained where possible, for example along the track running through the site and included within any design proposals to the west of the site. Where open boundaries currently exist, it is recommended that these are retained, with open space buffer zone areas, to help integrate the site with the adjacent open landscape character. Where mature wooded areas occur throughout the site, these should be retained as far as possible.

## Site Integration:

Mature vegetation should be retained where possible and open space integrated into the proposals, particularly along the boundary to the east, in order to unify and integrate the landscape with the adjacent character to the south and east.

## Landscape Constraint Classification:

*Moderate Constraint*

Mitigation in the form of provision of open space 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: Carr Farmlands (LC03 – Carr Farmlands)

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 S4: Carr Farmlands to the east of Southport, including Meols Hall, Town Lane and Foul Lane. Recommended indicative woodland cover target is 20%

**PHOTO SHEET FOR SITE SR4.03 – Land at Moss Lane, Churchtown**



VP1. View looking west, southwest towards site from Wyke Lane east of site



VP2. View looking west towards the site from Wyke Lane east of site



VP3. View looking south, southwest from northeast corner of site



VP4. View looking south from northern boundary of site



VP5. View looking east from western boundary of site



VP6. View looking east from track running through site



VP7. View looking west from track running through site



**Site Name: Land at Crowland Street, Southport**

**Site Ref: SR4.04**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Flat, open site with extensive open surrounding landscape to the east

### *Land Cover:*

Arable farmland

### *Influence of human activity:*

Industrial and residential development to the north, car park and rail line to the west.

### *Aesthetic and perceptual aspects:*

Medium to long distance views, expansive and open to the east. Moderate tranquillity due to proximity of residential and industrial development

### *Distinctive landscape character types:*

Land type becoming more rare due to increasing pressure from development

### *Overall character of the landscape:*

Medium to large scale, flat arable landscape.

## Landscape Character Appraisal:

### *The Site*

A flat landscape, heavily influenced by the surrounding open and expansive arable landscape character to the east, though also influenced by the industrial character to the west and south. Boundaries are formed by a combination of palisade fencing, post and rail fencing, scrub and vegetation, raised embankment associated with the rail line, along with open boundaries to the north and east. The three pools waterway forms the boundary to the north and east.

### *Wider Character*

The landscape surrounding the site displays a strong and heavily influencing character of open expansive Carr farmlands.

## Visual Issues Appraisal:

Views from the site are long distance to the south with distant views taking in the Pennine hills. Views to the north and west are contained by the adjacent industrial and residential development.

## Key Visual Receptors:

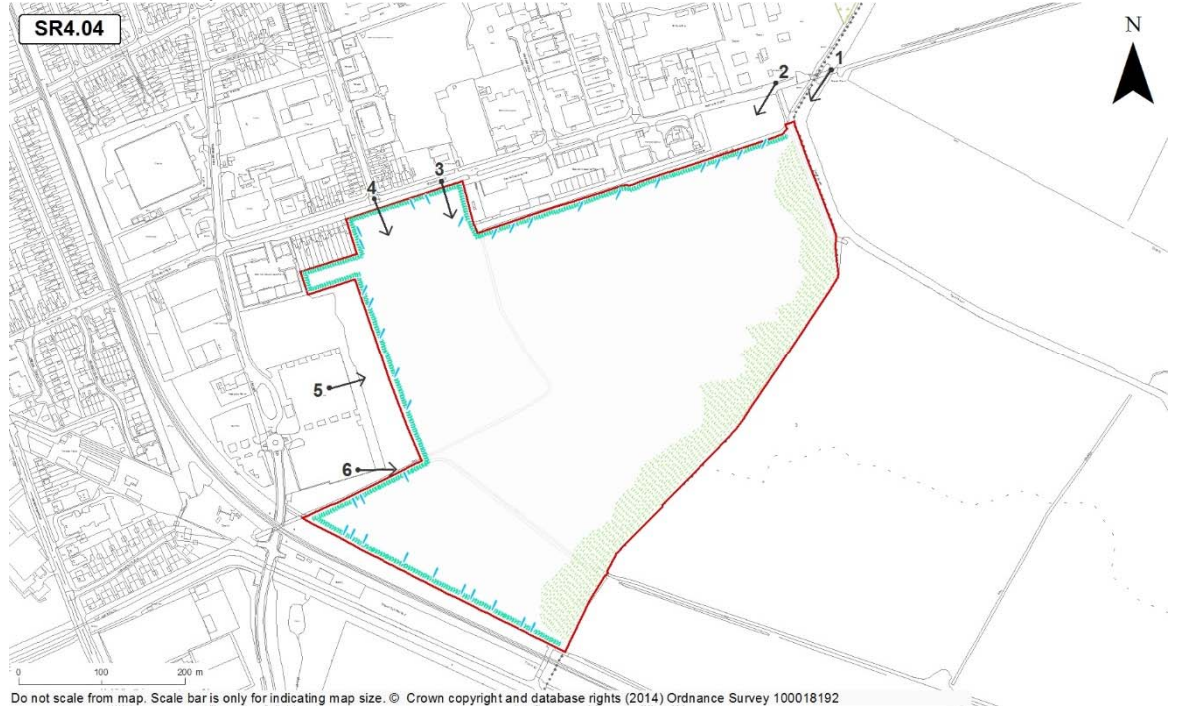
- Residents along Crowland Street to the west;
- Industrial and commercial receptors to the west and north along Crowland Street and Foul Lane;
- Users of the rail line to the south of the site;
- Licenced anglers along the three pools waterway to the north and east of the site.

Site Name: Land at Crowland Street, Southport

Site Ref: SR4.04

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is principally open, arable in nature, yet enclosed to the west and south by a combination of fenced boundaries, commercial and residential development and raised embankment. Mature vegetation along the boundaries should be retained to the west and north where possible and enhanced particularly in the vicinity of residential receptors to the west. Open space, particularly to the east and north of the site will help to integrate the site with its immediate surroundings and reflect and strengthen the character of the landscape.

## Site Integration:

Mature vegetation should be retained where possible and open space integrated into the proposals, particularly along the boundary to the east and north.

## Landscape Constraint Classification:

### *Moderate Constraint*

The pressure on the existing landscape character and the importance of retaining the open character of the area results in a moderately constrained site. Mitigation in the form of provision of carefully designed proposals and the inclusion of generous open space provision are 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: Carr Farmlands (LC03 – West Lancs, Mosslands)

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 S4: Carr Farmlands to the east of Southport, including Meols Hall, Town Lane and Foul Lane. Recommended indicative woodland cover target is 20%

**PHOTO SHEET FOR SITE SR4.04 – Land at Crowland Street, Southport**



VP1. View looking southwest towards site from northeast corner of site



VP2. View looking southwest along northern boundary of site



VP3. View looking southeast across site from northern boundary



VP4. View looking southeast across site from northern boundary



VP5. View looking east towards the site from car park to west of site



VP6. View looking east, southeast across site from southwest boundary

**Site Name: Former Ainsdale School**

**Site Ref: SR4.06**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Flat, open site with the surrounding landscape formed by coastal dunes to the west.

### *Land Cover:*

Site of former playing fields of the former Ainsdale high School

### *Influence of human activity:*

Rail line to the east, Golf club to the north, residential development to the south

### *Aesthetic and perceptual aspects:*

Medium distance views, moderate tranquillity due to proximity of residential development and rail line.

### *Distinctive landscape character types:*

Land type relatively common but under pressure from increasing development

### *Overall character of the landscape:*

Medium scale, flat recreational landscape, heavily influenced by the surrounding coastal dune landscape character

## Landscape Character Appraisal:

### *The Site*

A generally flat landscape within the site itself, although heavily influenced by the surrounding landscape character of coastal dunes. Mature intermittent trees, close board fencing and palisade security fencing form the boundaries to the site.

### *Wider Character*

The landscape surrounding the site displays a strong and heavily influencing character of coastal dunes. Mature vegetation surrounding the site also lends a well vegetated character to the site. Residential development to the east and the rail line to the north have an urbanising influence on the site, particularly to the southwest.

## Visual Issues Appraisal:

Views from the site are typically short to medium distance, contained by the surrounding topography associated with the coastal dunes to the west, the residential development to the east, boundary vegetation to the north and vegetation associated with the rail line to the east. Residential receptors to the east currently have open views across the site from upper floors of the properties. Views are also available from the former Ainsdale High School building to the east of the site.

## Key Visual Receptors:

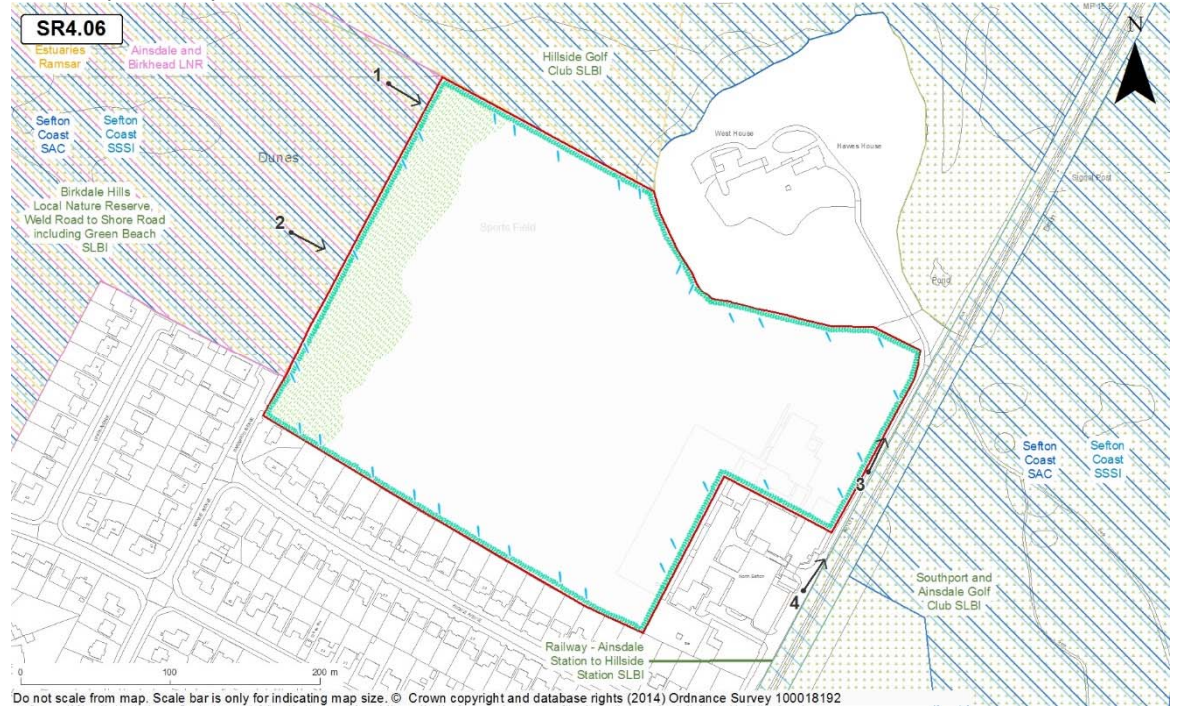
- Residents along Knowle Lane and Osborne Road to the south;
- Users of the rail line to the east of the site;
- Users of the Royal Birkdale golf club to the north of the site;
- Users of the former Ainsdale High School building

Site Name: Former Ainsdale School

Site Ref: SR4.06

# DEVELOPMENT PRINCIPLES

## Landscape Principles Plan:



### Principles for development:

The site is principally open, recreational in nature, yet enclosed on all sides by a combination of coastal sand dunes, residential development, mature vegetation and the former Ainsdale High School. Mature vegetation along the boundaries should be retained where possible and enhanced particularly in the vicinity of residential receptors to the south. Open space, particularly to the west of the site will help to integrate the site with its immediate surroundings and reflect and strengthen the character of the landscape.

A hedgerow is shown in the development principles plan above, along the southwest boundary of the site adjacent to the properties along Knowle Avenue and adjacent to Harewood Avenue. 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 adjacent perimeter be dropped in favour of an appropriate residential boundary and interface between the existing properties.

### Site Integration:

Mature vegetation should be retained where possible and open space integrated into the proposals, particularly along the boundary to the northwest.

### Landscape Constraint Classification:

#### Minor Constraint

Mitigation in the form of provision of open space, intermittent tree planting and some hedgerow planting to the perimeter of the site 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: Coastal Dunes (SD02 – Sefton Coast)

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 S15: Sefton Coast Woodlands. No change in net woodland cover is recommended.

**PHOTO SHEET FOR SITE SR4.06 – Former Ainsdale High School**



VP1. View looking east, southeast across site from northwest corner



VP2. View looking east, southeast across the site from western boundary



VP3. View looking northeast from southeast boundary of site

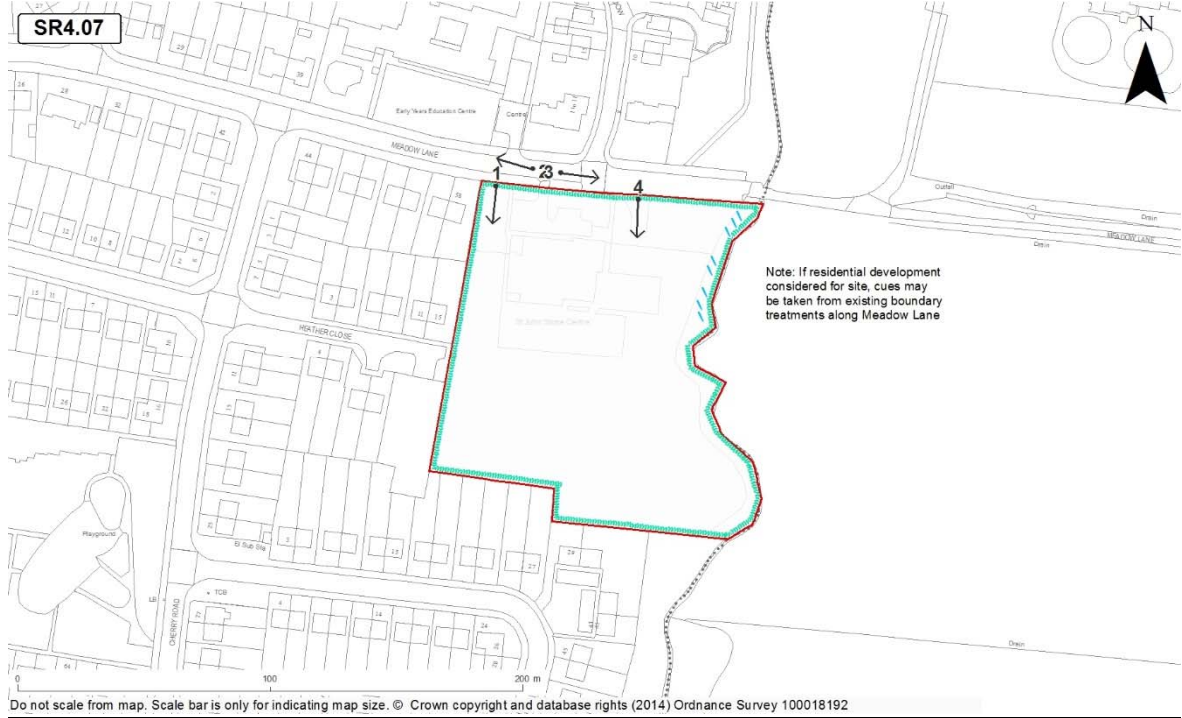


VP4. View looking northeast along southeast boundary of site

Site Name: St John Stone RC Primary - Boundary Proposals

Site Ref: SR4.07

Landscape Boundary Principles Plan:



Boundary Treatment:

Boundaries should be reinstated with native hedgerows inclusive of intermittent tree planting to reinforce the pattern and structure in the landscape. Hedgerow boundaries are shown in the landscape boundary principles plan above adjacent to properties to the west and south of the site. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that an appropriate residential boundary and interface between the existing properties is implemented.

Further references:

National Landscape Character Area:

NCA 57: Sefton Coast

Sefton Landscape Character Assessment:

LCT: Dune Backlands

LCA: SU05 – Urban

The description contained within the Sefton LCA reflects this assessment of landscape character.

This site is identified within the Merseyside Forest plan as S1: Urban areas, settlements and employment sites and has an indicative woodland cover target of 10%.

DEVELOPMENT PRINCIPLES

Site Name: Meadows Home - Boundary Proposals

Site Ref: SR4.08

Landscape Boundary Principles Plan:



Boundary Treatment:

Boundaries should be reinstated with native hedgerows to reinforce the pattern and structure in the landscape. Hedgerow boundaries are shown in the landscape boundary principles plan above adjacent to properties to the west and north of the site. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that an appropriate residential boundary and interface between the existing properties is implemented.

Further references:

National Landscape Character Area:  
NCA 57: Sefton Coast  
Sefton Landscape Character Assessment:  
LCT: Dune Backlands  
LCA: SU05 – Urban

The description contained within the Sefton LCA reflects this assessment of landscape character.

This site is identified within the Merseyside Forest plan as S1: Urban areas, settlements and employment sites and has an indicative woodland cover target of 10%.

# DEVELOPMENT PRINCIPLES



**Site Name: Land south of Moor Lane, Ainsdale**

**Site Ref: SR4.10**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Flat, open site with a well vegetated surrounding landscape

### *Land Cover:*

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

### *Influence of human activity:*

A565 road to west, residential development to north

### *Aesthetic and perceptual aspects:*

Medium distance views, low tranquillity due to proximity of A565 road.

### *Distinctive landscape character types:*

Land type relatively common but under pressure from increasing development

### *Overall character of the landscape:*

Medium scale, flat pastoral landscape

## Landscape Character Appraisal:

### *The Site*

A generally flat and open landscape, influenced by the surrounding residential and transport development. Post and rail fencing forms the main boundary to the site. Numerous woodland blocks in the area particularly to the south (Formby Wood), result in a well vegetated landscape. A footpath runs along the southern boundary of the site along a track either side of which has mature deciduous trees.

### *Wider Character*

Residential development to the north, a golf course to the southeast and south (Formby Hall Golf Resort) and the busy A565 introduce a number of influencing elements to the site.

## Visual Issues Appraisal:

Views from the site are generally medium distance, limited by the surrounding vegetation (particularly to the south), and by residential development to the north. Movement in the landscape is noticeable to the west where the busy A565 road is present.

## Key Visual Receptors:

- Residents along Moor Lane to the north and Formby House Farm to the south
- Road users along the A565 to the west of the site and Moor Lane to the north of the site

Site Name: Land south of Moor Lane, Ainsdale

Site Ref: SR4.10

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is principally open, pastoral in nature, yet enclosed to the west and south by mature wooded 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.

A hedgerow is shown in the development principles plan above, along the northern boundary of the site adjacent to properties along Moor Lane. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that an appropriate boundary and interface between the existing properties is implemented.

## 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 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%.

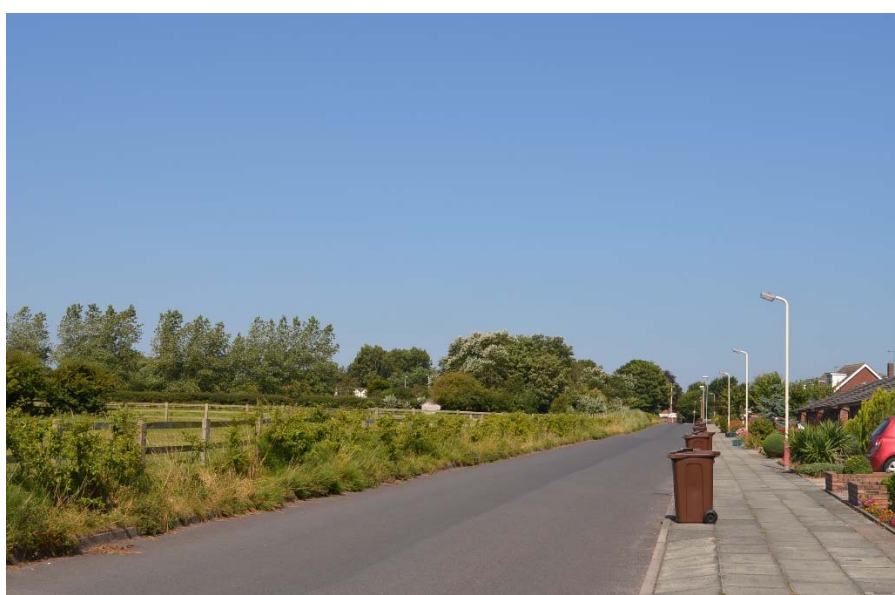
**PHOTO SHEET FOR SITE SR4.10 – Land south of Moor Lane, Ainsdale**



VP1. View looking west towards the site from Moor Lane



VP2. View looking southwest across the site from northeast corner of site



VP3. View looking west, northwest along northern boundary of site



VP4. View looking south, southeast from northern boundary of site

**Site Name: Land north of Brackenway, Formby**

**Site Ref: SR4.11**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

Flat, open and well vegetated landscape

### *Land Cover:*

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

### *Influence of human activity:*

A565 road to east, horse stables to west, residential development to south

### *Aesthetic and perceptual aspects:*

Medium distance views, low tranquillity due to proximity of A565 road.

### *Distinctive landscape character types:*

Land type relatively common but under pressure from increasing development

### *Overall character of the landscape:*

Medium scale, flat pastoral landscape

## Landscape Character Appraisal:

### *The Site*

A generally flat and open landscape, influenced by the surrounding residential and transport development. Numerous woodland blocks and linear lengths of mature tree planting in the area result in a well vegetated landscape, particularly to the north of the site. The site itself is used for pastoral horse grazing with field boundaries predominantly comprising wooden post and rail fencing, with the existing field being divided into smaller field parcels through use of electric fencing. Sheds and horse shelters are a feature of the site. A footpath runs along the southern boundary of the site along a track either side of which has mature deciduous trees.

### *Wider Character*

The landscape immediately beyond the site to the north is open, and also pastoral in nature. To the east, the busy a565 road is present. Beyond this to the north and east the landscape appears well vegetated, with numerous blocks of woodland present in the landscape. Directly to the south, the site is influence by residential development associated with the northern extents of Formby.

## Visual Issues Appraisal:

Views from the site are generally medium distance, limited by the surrounding vegetation (particularly to the north, and by residential development to the south and west. Movement in the landscape is noticeable to the east where the busy A565 road is present.

## Key Visual Receptors:

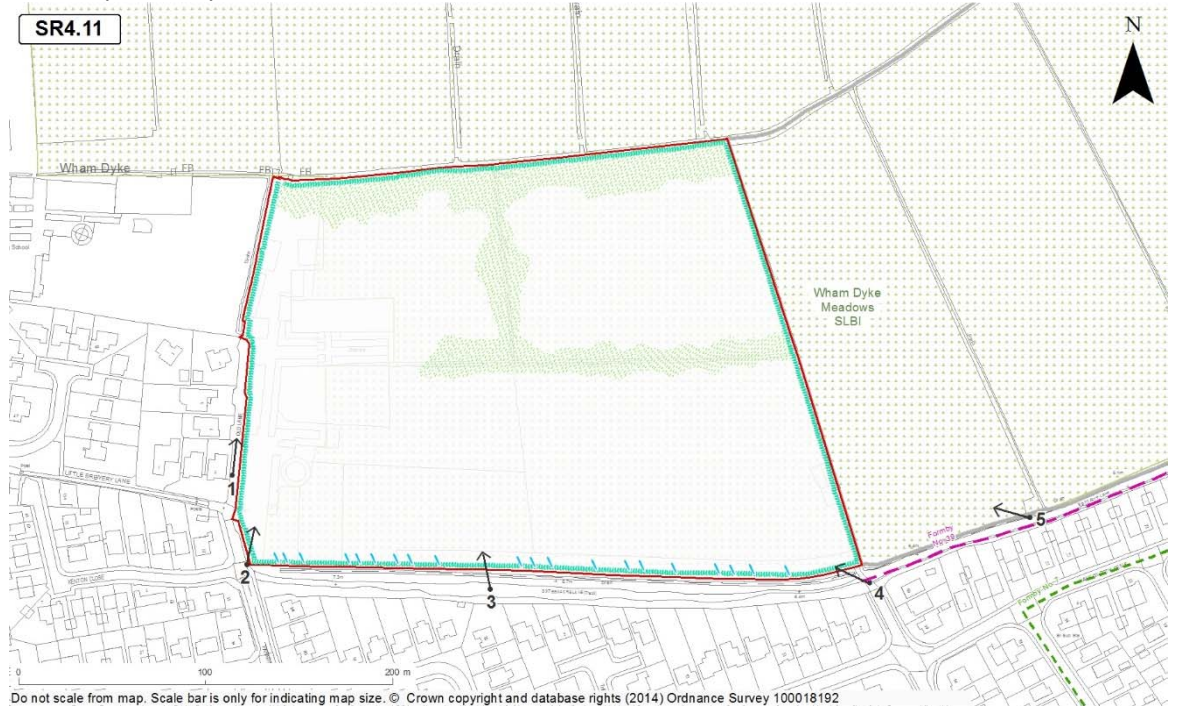
- Residents along Old Lane to the west of the site, Brackenway to the south of the site and along Hawksworth Drive to the southeast of the site
- Footpath users south of the site (from footpath Formby No.39)
- Road users along the A565 to the east of the site

Site Name: Land north of Brackenway, Formby

Site Ref: SR4.11

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is principally open, pastoral in nature, yet enclosed to the west and south by mature wooded vegetation and residential development. This wooded character is present beyond the site to the north and east. Mature vegetation along the boundaries should be retained where possible and enhanced particularly in the vicinity of homes to the south. Hedgerow boundaries should be planted around the perimeter to reinforce the pattern and structure in the landscape. Open space, particularly to the north of the site will help to integrate the site with its immediate surroundings and reflect and strengthen the character of the landscape. A hedgerow is shown in the development principles plan above, around the perimeter of the site adjacent to the properties including adjacent to Old Lane. This is shown in lieu of detailed layout schemes and should residential housing be proposed here, it is recommended that an appropriate residential boundary and interface between the existing properties is implemented.

## 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 north of the site. In addition to this, the conservation and restoration of the heathland vegetation along with the strengthening of hedgerow patterns is recommended to support the increasing loss of the character type.

## Landscape Constraint Classification:

### *Minor Constraint*

Mitigation in the form of hedgerow boundaries and provision of open space is recommended to ensure the site is integrated well into the surrounding landscape character. It should be noted that the conservation and restoration of the heathland habitat and hedgerow boundary structure are highly recommended to be incorporated into any site proposals in order to ensure key elements of the landscape character are retained.

## 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 S5: Woodvale and has an indicative woodland cover target of 10%.

**PHOTO SHEET FOR SITE SR4.11 – Land north of Brackenway, Formby**



VP1. View looking along western boundary from southwest corner of site



VP2. View looking north, northeast across site from southwest corner of site



VP3. View looking north across site from southern boundary of site



VP2. View looking northwest across site from southeastern corner of site



VP5. View looking northwest towards site, southeast of site

**Site Name: Land at Liverpool Road, Formby**

**Site Ref: SR4.14**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

A medium to large scale landscape, very gently rolling site, sloping slightly to the south.

### *Land Cover:*

Predominantly open arable field, with some scrubby grassland to the west of the site.

### *Influence of human activity:*

Residential development to the north and northwest of the site, A565 road to east boundary, Liverpool Road to the south boundary, playground space to north boundary of site.

### *Aesthetic and perceptual aspects:*

Medium - large scale, simple landcover, low levels of tranquillity, due to the adjacent residential development and road networks.

### *Distinctive landscape character types:*

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

### *Overall character of the landscape:*

Medium to large scale arable fields with some scrubby grassland to the west, with residential development to the north. Open landscape to the south.

## Landscape Character Appraisal:

### *The Site*

The site is medium to large scale with a very gently rolling topography, sloping slightly to the south. Land use is currently principally arable agricultural fields, with a small area of scrubby grassland to the west. The boundaries currently comprise generally mature, well maintained hedgerows, with some trees to the western boundary and a fenced boundary to the north with the playground.

### *Wider Character*

Residential development to the north along with the A565 road to the east, combine to form an urbanising influence, however the open aspect to the south and east 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 and west by vegetation and residential development. Medium to long distance views are available to the south and east, looking across the open arable landscape beyond, limited only by intervening hedgerows and small intervening blocks of woodland in places.

## Key Visual Receptors:

- Road users along Alt Road, Savon Hook, Liverpool Road and Formby Bypass (A565).;
- Residents to the north of the site, along Savon Hook and Alt Road.
- Users of the playground to the north of the site;
- Users of the gym facility to the west of the site;
- Footpath users

Site Name: Land at Liverpool Road, Formby

Site Ref: SR4.14

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is medium scale and open. Boundaries currently comprise a mix of treatments including mature hedgerows, which should be retained and improved and further planting undertaken to provide unification, with the use of hedgerows to tie in with the surrounding landscape. Further unification could be provided through the use of the local vegetation type (wetland or heathland) to emphasise the distinctiveness of the local character. To the south of the site, the landscape is open and large scale. Open space is recommended to the east of the site in order to help integrate any development proposals with adjacent landscape character.

A hedgerow is shown in the development principles plan above, along the western boundary of the site adjacent to the properties along Savon Hook. 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 dropped in favour of an appropriate residential boundary and interface between the existing properties.

## 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, 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) & Carr Farmlands (LC05 – Lower Alt Levels)

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 SR4.14 – Land at Liverpool Road, Formby**



VP1. View looking southwest across the site from playground north of site



VP2. View looking southeast across the site from Alt Road, west of site



VP3. View looking east across the site from River Close, west of site



VP4. View looking south along western boundary of site (Savon Hook)



VP5. View looking northeast across the site from southwest boundary of site



VP6. View looking northwest across site from southeast of site (B5424)

**Site Name: Land at Altcar Lane, Formby**  
**Site Ref: SR4.15**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

A medium scale, very gently rolling site, sloping slightly to the west.

### *Land Cover:*

Predominantly open scrubby grassland field, used as grazing land.

### *Influence of human activity:*

Residential development to the north and east of the site, caravan storage area and water treatment works to west of site.

### *Aesthetic and perceptual aspects:*

Medium scale, simple landcover, moderate levels of tranquillity, reduced due to the adjacent residential development and Altcar Lane.

### *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 residential development to the north and south. Open landscape to the south.

## Landscape Character Appraisal:

### *The Site*

The site is medium scale with a very gently rolling topography, sloping slightly to the west. Land use is currently principally scrubby grassland, used as grazing land for horses. The boundary to the west comprises mature outgrown hedgerow tree and shrub vegetation. Boundaries are open to the south with outgrown mature hedgerows vegetation forming the boundary to the north.

### *Wider Character*

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

## 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:

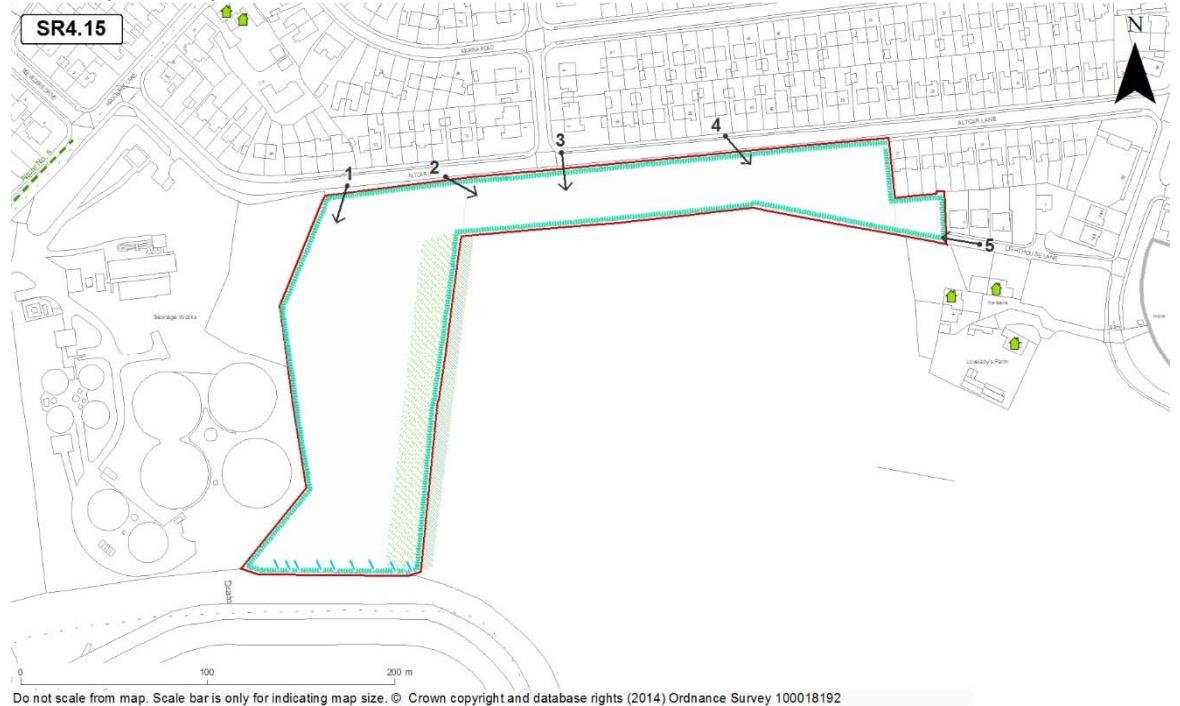
- Road users along Altcar lane;
- Residents to the north and east of the site, along Altcar Lane and Lighthouse Lane.

Site Name: Land at Altcar Lane, Formby

Site Ref: SR4.15

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is medium scale and open. Boundaries currently comprise a mix of treatments including mature hedgerows, which should be retained and improved and further planting undertaken to provide unification, with the use of hedgerows to tie in with the surrounding landscape. Further unification could be provided through the use of the local vegetation type (wetland or heathland) to emphasise the distinctiveness of the local character. 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.

A hedgerow is shown in the development principles plan above, around the perimeter of the site adjacent to the properties along Altcar 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 dropped in favour of an appropriate residential boundary and interface between the existing properties.

## 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, 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 SR4.15 – Land at Altcar Lane, Formby**



VP1. View looking south across the site from northwest corner



VP2. View looking southeast across the site from Altcar Lane, north of site



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



VP4. View looking southeast across the site from Altcar Lane, north of site



VP5. View looking west towards the site from Lighthouse Lane, east of site

**Site Name: Land at Andrews Close, Formby**

**Site Ref: SR4.16**

# SITE ANALYSIS

Site Location Plan:



## Landscape Issues:

### *Physical Influences:*

A medium scale, very gently rolling site, sloping slightly to the southeast.

### *Land Cover:*

Predominantly open pastoral and arable fields, with a number of blocks of woodland throughout the site.

### *Influence of human activity:*

Residential development to the north, Rail line to the east.

### *Aesthetic and perceptual aspects:*

Medium scale, moderate complexity due to mixed landcover and low to moderate levels of tranquillity, due to the adjacent rail line 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 arable and pastoral fields, with a number of small blocks of woodland, including a well treed footpath dividing the site in two.

## Landscape Character Appraisal:

### *The Site*

The site is medium scale with a very gently rolling topography, sloping slightly to the southeast. Land use is currently principally woodland, with the southeast edge as scrubby grassland. Mature trees, hedgerows, close board and post and wire fencing form the boundaries to the site, with the Liverpool to Southport rail line located along the eastern boundary.

### *Wider Character*

Adjacent land use comprises principally medium and large scale arable fields contributing to an overall open character to the south. To the north of the site, the southern most urban edge of Formby forms a heavily urban influenced character.

## 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 woodland. 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 Kew Road and Sutton Road;
- Users of the rail services along the Liverpool to Southport rail line;
- Users of the footpath through the centre of the site, Altcar No. 6;
- Residents to the north and east of the site, along Kew Road, Sutton Road, Andrews Close and Park Road.

Site Name: Land at Andrews Close, Formby

Site Ref: SR4.16

# DEVELOPMENT PRINCIPLES

Landscape Principles Plan:



## Principles for development:

The site is medium scale and open. Boundaries currently comprise a mix of treatments including mature hedgerows, which should be retained and improved and further planting undertaken to provide unification, with the use of hedgerows to tie in with the surrounding landscape. Further unification could be provided through the use of the local vegetation type (wetland or heathland) to emphasise the distinctiveness of the local character. 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.

A hedgerow is shown in the development principles plan above, along the northern boundary of the site adjacent to the properties along Sutton Road and Andrews 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 northern perimeter be dropped in favour of an appropriate residential boundary and interface between the existing properties.

## 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, 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 and falls across two areas: S1, urban (10% woodland cover target and as S6: Dune Backlands near Formby, and has an indicative woodland cover target of 30%.

**PHOTO SHEET FOR SITE SR4.16 – Land at Andrews Close, Formby**



VP1. View looking south from Andrews Close, north of site



VP2. View looking east across the site from Formby No.35, north of site



VP3. View looking south across the site from Sutton Road, north of site



VP4. View looking west across the site from Formby No.35



VP5. View looking northwest towards the site from Formby No.35 south of site



VP6. View looking northeast towards site from Formby No.35 south of site