

Heritage Issues on Allocated and Non-Allocated Sites

(Listed Buildings, Conservation Areas and Non-Designated Assets)

Sefton Local Plan (2015)

The purpose of this document is to set out in further detail how heritage issues on potential site allocations considered during the preparation of Sefton's Local Plan have been assessed. This includes both allocated and non-allocated sites within the Plan. This document supports Sefton's Sustainability Appraisal. The Council has also consulted the records in the Merseyside Historic Environment Record (HER). However, this simply reflects current knowledge and 'absence of evidence' is not 'evidence of absence'. It is therefore not exhaustive. Designated archaeological assets such as Scheduled Monuments have been assessed in the matrix.

The tables within this document organise sites by their numeric reference and list heritage assets on or close to the site that would be affected by development, and where mitigation may be necessary.

PROPOSED LOCAL PLAN ALLOCATIONS (INC SAFEGUARDED LAND)

Site Reference and Location	Heritage Asset(s) and contribution site makes to significance of asset	Harm or impact that the allocation of the site might have on heritage asset	How might any harm be removed or reduced/mitigation measures and enhancement opportunities	Conclusions
HC5.1 Land north east of Red Rose Traveller Park, Broad Lane, Formby	Site is a small part of the broader countryside surroundings. The intermediate golf course and tree cover separates Grade II* Formby Hall somewhat from its rural surroundings.	Site is screened from listed building by bands of woodland. Site already largely developed and in use as traveller site, no additional harm is likely.	Retention of tree screening is essential	Trees unaffected by proposals, allocation is acceptable
HC5.2 Land south west of Red Rose Traveller Park, Broad Lane, Formby	Site is a small part of the broader countryside surroundings. The intermediate golf course and tree cover separates Grade II* Formby Hall somewhat from its rural surroundings.	Site is screened from the listed building by trees and contains a large building, no additional harm is likely.	Retention of tree screening is essential	Trees unaffected by proposals, allocation is acceptable
HC5.3 Land at Plex Moss Lane, Ainsdale	Site is a small part of the broader countryside surroundings. The intermediate golf course and tree cover separates Grade II* Formby Hall somewhat from its rural surroundings.	Limited harm may arise from slight reduction of broader countryside context of Formby Hall	Retention and enhancement of landscaped edge around the southern site boundary would reduce the perception of development	Trees unaffected by proposals so allocation is acceptable
HC5.4 Land at New Causeway, Ince Blundell	Site part of the countryside setting of Alt Cottage, late Victorian undesignated heritage asset, possible former residence of person involved with Alt Bridge or flood gates in the Alt	Allocation would likely have a minor impact on the isolated countryside setting of the cottage.	Harm could be reduced through use of materials and features suitable to countryside context would mitigate the impact	Site only one available for this purpose in the borough. Minor harm to non-designated asset is outweighed by public benefits.

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Site Reference and Location	Heritage Asset(s) and contribution site makes to significance of asset	Harm or impact that the allocation of the site might have on heritage asset	How might any harm be removed or reduced/mitigation measures and enhancement opportunities	Conclusions
MN2.1 Bartons Close, Southport	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.2 Land at Bankfield Lane, Southport	Site contributes to rural setting of North Meols and Churchtown Conservation Areas and the listed buildings within (including Grade II* Meols Hall).	Potential for minor harm. Development likely to increase the sense of suburbanisation and encroachment on the rural setting of the Conservation Areas and the listed buildings therein.	Reduction in the developable area would minimise the sense of encroachment on the rural setting of the Conservation Areas and the listed buildings within.	The site area has been reduced in acknowledgement of the setting of North Meols conservation area. The area of 'Proposed Open Space' will help to protect the rural setting of these heritage assets.
MN2.3 Former Phillips Factory, Balmoral Drive, Southport	The site contains a non-designated heritage asset, the Former Phillips Factory; some demolition has taken place though not to the extent that the interest has been lost.	Development likely to result in loss of a non-designated heritage asset.	If possible, encourage incorporation of the locally valued buildings within the redevelopment scheme.	If retention and re-use is not viable, loss of building would be acceptable. Seek to record the historic interest of the site
MN2.4 Land at Moss Lane, Churchtown	Site contributes to rural setting of North Meols Conservation Area and the listed buildings within (including Grade II* Meols Hall).	Development may have a minor impact arising from increasing the sense of suburbanisation and encroachment on the setting Conservation Areas and listed buildings therein.	A tree screen to the northern perimeter of site, and retention of the open green qualities of the northeast corner of the site would help to retain a sense of the rurality of the surroundings to the identified heritage assets	A site specific policy has been written to reduce and mitigate the identified harm.
MN2.5 Land at Crowland Street, Southport	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.6 Land adjacent to	No affected heritage asset	Not applicable	Not applicable	Not applicable

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Dobbies Garden Centre, Benthams Way, Southport				
MN2.7 Land at Lynton Road, Southport	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.8 Former Ainsdale Hope School, Ainsdale	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.9 Former St John Stone School, Meadow Lane, Ainsdale	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.10 Land at Sandbrook Road, Ainsdale	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.11 Land south of Moor Lane, Ainsdale	Grade II Listed Formby House Farmhouse is adjacent to the south-western site boundary; the site provides the majority of its rural setting.	Development could result in minor-moderate harm arising from suburbanising the majority of the rural setting to the former farmhouse.	Initial Preferred Option stage allocation (S030) extended to boundary of the farmhouse's garden. Heritage assessment suggested implementing a buffer zone.	Site area has been reduced by around 40% since Preferred Option stage to retain a reasonably sized rural setting around the listed farmhouse.
MN2.12 Land north of Brackenway, Formby	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.13 Land at	No affected heritage asset	Not applicable	Not applicable	Not applicable

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West Lane, Formby				
MN2.14 Former Holy Trinity School, Lonsdale Road, Formby	Site near to 2 no. listed buildings. 6 School Lane and former Convent of Our Lady, however site does not contribute to their significance.	Not applicable	Not applicable	Not applicable
MN2.15 Formby Professional Development Centre, Park Road, Formby	Grade II Listed Dean's Cottage is adjacent to the eastern site boundary. Site currently allows a measure of openness around the listed buildings, akin to its early spacious rural setting. Otherwise the listed building is set within a modern post-war suburban residential context	Potential for minor harm, arising from loss of mature trees and openness, that are reminiscent of buildings' former spacious rural surroundings.	Impacts can be minimised by setting development back from shared boundary to retain openness around Dean's Cottage. Retention of trees to front of site would be additionally beneficial. Development may offer opportunities to replace boundary fences with hedges/rural type boundary to help mitigate loss of openness.	The allocation may provide an opportunity to enhance the setting of the listed building. The site is council owned and a development brief will be prepared prior to disposal. Matters relating to layout and trees can be considered at the planning application stage.
MN2.16 Land at Liverpool Road, Formby	Site's western corner forms part of the agricultural rural setting to 3 no. grade II listed buildings, which are Lovelady's Farmhouse, barn and stables.	Development may result in minor-moderate harm to the listed buildings' setting arising from increasing the sense of suburbanisation and encroachment on the setting of the listed buildings.	Developing the site's south western corner as open space would preserve the openness and greenness of the setting of the listed building.	A site specific requirement is set out in Appendix 1 of the draft Local Plan to preserve the setting of the listed building. The indicative capacity is based on this assumption.
MN2.17 Land at Altcar Lane, Formby	Site's eastern corner forms part of the agricultural rural setting for 3 no. grade II listed buildings	Development may result in minor-moderate harm as a result of reducing the extent of the open	A reduction in site area will mitigate harm to the rural setting of the grade II listed buildings.	Site boundary has been redrawn since Preferred Option stage to preserve the setting of the listed building, although

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	at Lovelady's Farm.	rural setting to the grade II listed farm group.		developer is proposing this site are be reinstated.
MN2.18 Power House phase 2, Hoggs Hill Lane, Formby	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.19 Land at Andrew's Close, Formby	Grade II listed Raven Meols Farm located closet to site's western boundary. The south western part of the site forms part of the contextual agricultural setting to Raven Meols Farm.	Development of the southern part of the site may result in minor harm to setting of Raven Meols Farm. This arises from the increased suburbanisation around the grade II listed farm. The remaining development area would be sufficiently contained within the adjacent urban area and screened from the site of the listed building by existing development.	Site boundary has been redrawn since Preferred Option stage to preserve the setting of the listed building.	The site has been reduced in size since Preferred Option stage in order to preserve the setting of the listed building.
MN2.20 Land at Elmcroft Lane, Hightown	Grade II Listed Rose Cottage located to the north east of the site. The eastern part of the site forms part of the broader countryside setting to the former farmhouse.	Limited harm may arise relating to a reduction in the building's open and green environs.	Sympathetic design and landscaping could minimise harm to heritage asset and its setting.	Design considerations can be addressed at planning application stage
MN2.21 Land at Sandy Lane, Hightown	Site contributes to the attractive rural approach to, and general environs of, the grade II listed Rose Cottage, a	Site is separated from the listed building by stretch of informal tree lined road which maintains a sense of separation. However	Sympathetic design, particularly along the road frontage will limit the harm.	Sympathetic design required to mitigate the heritage constraint. This could be addressed at the planning application stage

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	former farmhouse.	development may result in minor harm arising from the suburbanising influence of development on the open character of its setting.		
MN2.22 Land at Hall Road West, Crosby	The site forms a small part of the setting of Blundellsands Park Conservation Area, at one of the limited entrance points. The site was formerly occupied by railway sheds and sidings.	Inappropriately designed development might harm the setting of the conservation area.	Sympathetic design will limit harm to heritage asset and its setting. This can be addressed at planning application stage	Sympathetic design required to mitigate the heritage constraint. This could be addressed at the planning application stage
MN2.23 Land at Southport Old Road, Thornton	Site contributes to broader rural context of Homer Green, Lunt and Ince Blundell Hall Conservation Areas and the listed buildings therein. The recently completed Broom's Cross Road largely severs the site from the Conservation Areas	Development may increase the sense of proximity of suburban areas. Broom's Cross Road limits potential for additional harm.	Landscaping of the urban edge will soften transition to rural area.	Landscaping can be addressed at the planning application stage.
MN2.24 Land at Holgate, Thornton	Brooms Cross Scheduled Monument is close to the north of the site. The bridleway which runs through the site is associated with this scheduled wayside cross. The site currently forms part of the gap between	Broom's Cross Road largely severs the scheduled monument from its context; however loss of the line of the route would lead to further loss of illustrative heritage values. Development may increase the sense of suburban encroachment	Sympathetic design to the layout of the development would limit harm to the heritage assets and their settings. Seek to retain non-designated heritage assets. Creation of additional tree planting	Development should ensure retention of routes of ancient trackways. Additional tree planting should be considered to the eastern boundary. Non-designated assets should be retained. Sympathetic design can mitigate harm to their settings. As the site is council owned

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	the suburban conurbation and Homer Green, Lunt, and Ince Blundell Hall Conservation Areas which are located to the north and north-east of the site. Some non-designated Heritage Assets along Holgate and Rothwell's Lane, site contributes to the rural context of these farms, former farm buildings etc.	on the hamlet/village conservation areas particularly when linked with development on site MN2.23 to the north west. Development could lead to loss of, or harm to rural settings of non-designated heritage assets.	blocks to eastern part of site would help to enhance the separation between the edge of the settlement and the conservation areas.	these requirements can be included in a development brief prepared before the site is disposed of.
MN2.25 Land at Lydiate Lane, Thornton	The site contributes to broader rural context of Lunt and Sefton Village conservation areas located to the north and north-east of the site however the completion of Broom's Cross Road largely severs site from the conservation areas limiting potential harm.	Development may increase the sense of proximity of suburban development, reducing the more isolated hamlet/village character of these settlements.	Consideration should be given to planting blocks of trees to enhance the sense of separation between the conurbation and the village conservation areas.	Additional tree planting should be considered to the eastern boundary.
MN2.26 Land south of Runnell's Lane, Thornton	Grade II Listed Tan House Farm is located adjacent to site's southern boundary. The site contributes part of its agricultural rural context.	The heritage assessment identifies that a minor harm is likely to arise from suburban development within the southern part of the site	Sympathetic layout of site that preserves open space within the south of the site would limit harm to heritage asset and its setting	Sympathetic layout will limit harm to heritage asset and its setting. This can be addressed at the planning application stage
MN2.27 Land at Turnbridge Road,	Site contributes to setting of Leeds Liverpool canal which is	Inappropriately oriented development might create a poor	Maintenance and improvement of the towpath and trees. A new	Site allocation acceptable, design and layout can be agreed at the planning application

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Maghull	adjacent to the edge of proposed site.	environment for the edge of the canal.	pedestrian connection could be created to encourage improved use.	stage.
MN2.28 Land north of Kenyons Lane, Lydiate	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.29 Former Prison Site, Park Lane, Maghull	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.30 Land east of Waddicar Lane, Melling	Site contributes to broader agricultural setting of Grade II* Listed Barnes Farmhouse and Grade II Listed buildings at Melling House located north of the site.	Development may slightly increase the sense of suburbanisation in the agricultural settings of the listed buildings, resulting in very minor-negligible harm.	Sympathetic design of the urban edge will offer opportunities for enhancement and avoid harm to the settings of the affected heritage assets.	Development acceptable, opportunities should be taken to ensure the urban edge is softened, which may result in an overall improvement in the settings of the buildings.
MN2.31 Wadacre Farm, Chapel Lane, Melling	Site provides broader countryside context for Melling Rocks non-designated historic settlement which contains several listed buildings.	Negligible harm may arise as a result of the reduction of gap between Melling Rocks and Melling resulting in reduction of sense of separation and 'village' character	Existing Kirkby urban edge provides a poor transition to the countryside. Development would offer the opportunity to create an improved softer edge.	Development is desirable to achieve enhancement to the urban edge.
MN2.32 Land south of Spencers Lane, Melling	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.33 Land at Wango Lane, Aintree	The Grade II Listed Valley House is directly adjacent to western perimeter of the site. The site is also adjacent to and	Potential for minor-moderate harm to the contextual farmland setting of the listed building which directly adjoins the western part of the	Development must allow for retained connection between the listed building and the agricultural land beyond.	Site specific requirement has been introduced in Appendix 1 of the Plan to reduce / mitigate the level of harm. The Local Plan assumes only around half of the

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	contributes to setting of the Leland Liverpool canal.	site. Part of the site is also thought to have been within the original curtilage of the asset. Inappropriately sited or poorly oriented development might create a poor environment for the edge of the canal.	Enhancements to the landscaping and embankment along the canal edge would be desirable. A new pedestrian connection could be created to encourage improved use.	site will be developed. The indicative capacity of the site is based on this.
MN2.34 Aintree Curve Site, Ridgewood Way, Netherton	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.35 Former Z Block Sites, Buckley Hill Lane, Netherton	Grade II Orchard Farmhouse faces onto the southernmost site across Buckley Hill Lane. The site was previously occupied by three storey flats which did not contribute to the setting of the farmhouse.	Minor harm may arise through loss of openness, or development which is of overbearing scale. However the area is of suburban character and does not have a positive relationship with the listed building presently.	New development could be designed to relate to the scale of the listed building, and/or allow for a suitable green edge to Buckley Hill Lane.	Site allocation is acceptable, design and landscaping can be agreed at the planning application stage.
MN2.36 Former St Raymond's School playing field, Harrops Croft, Netherton	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.37 Land at Pendle Drive, Netherton	Site is close to the Leeds and Liverpool Canal, the intervening site is public greenspace.	Inappropriately oriented development might create a poor environment adjacent to the canal	New development should front onto the greenspace and pedestrian connections should be created to encourage improved	Site allocation acceptable, design and layout can be agreed at the planning application stage.

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			ability to enjoy the space.	
MN2.38 Land at the former Bootle High School, Browns Lane, Netherton	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.39 Former Daleacre School, Daleacre Drive, Netherton	The site contributes to the setting of Leeds and Liverpool Canal and Cookson's Bridge which are adjacent to the edges of the proposed site.	Inappropriately sited/oriented development might create a poor environment for the edge of the canal and adjacent Cookson's Bridge.	New development should be laid out to front onto the canal and ensure new development relates to Cookson's Bridge. New pedestrian connections to the towpath would be an advantage to encourage improved use of the canal edge.	Site allocation acceptable, design and layout can be agreed at planning application stage.
MN2.40 Former Rawson Road Primary School, Rawson Road, Bootle	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.41 Former St Wilfrid's School, Orrell Road, Bootle	Grade II Listed St Philips Church located close to site. Originally the church was surrounded by agricultural fields, however at the time that it was developed, rapid development, and suburban forms were developing in the area. The	Potential for minor harm. Character of St Phillips' surroundings is significantly altered, to the extent that the area is largely suburban in character. Development of significant height which competes with the church would likely be harmful,	Development should ideally be restricted to two storeys.	Allocation acceptable, design can be addressed at the planning application stage.

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	playing field is the last open green remnant in its setting, albeit a short line of houses are located between the site and the listed building.	particularly if in closer proximity		
MN2.42 Klondyke Phases 2 and 3, Bootle	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.43 Peoples site, Linacre Lane, Bootle	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.44 Former St Joan of Arc School, Rimrose Road, Bootle	Adjacent to the former Cunard Line Stores of local heritage interest	No harm likely to arise given scale of heritage asset and lack of existing context.	High density development which enhances the character of the area would be beneficial	Allocation acceptable, seek quality design during planning application stage. Site currently has planning permission.
MN2.45 Former St Mary's Primary School playing fields, Waverley Street, Bootle	Site forms part of the setting of the Leeds and Liverpool canal which is adjacent to the edge of proposed site.	Inappropriately oriented development might create a poor environment for the edge of the canal	New development should front the canal and where possible safe and attractive pedestrian connections to the towpath should be created to encourage improved use.	Site allocation acceptable, design and layout can be agreed at the planning application stage.
MN2.46 Land East of Maghull	Site includes and provides agricultural setting of Bradley Farm and outbuildings, non-designated heritage assets. The farmhouse is altered, and the outbuildings have been poorly maintained to the extent that	Development could result in loss of farmhouse, remains of outbuildings and their rural setting	Development could consider feasibility for conversion and incorporation of non-designated assets within development. Open spaces could be located adjacent the refurbished farm to mitigate the loss of its rural context.	Buildings unlikely to be suitable for re-use particularly as this part of the site is proposed for a Business Park. The farmhouse has been altered to the extent that its value is very limited. If retention is not possible, recording should be undertaken.

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	they have lost much of interest.			
MN2.47 Dunnings Bridge Road Corridor, Netherton	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.48 Land to the North of Formby Industrial Estate	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.49 Land to the South of Formby Industrial Estate	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.50 Southport Business Park	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.51 Switch Car Site, Wakefield Road, Netherton	Site forms part of the setting of the Leeds and Liverpool canal which is adjacent to the edge of proposed site.	Inappropriately oriented development might create a poor environment for the edge of the canal	New development should front the canal and where appropriate pedestrian connections to the towpath should be created to encourage improved use	Site allocation acceptable, design and layout can be agreed at the planning application stage.
MN2.52 Land at Farriers Way, Netherton	No affected heritage asset	Not applicable	Not applicable	Not applicable
MN2.53 Former Lanstar Site, Hawthorne Road, Bootle	Site forms part of the setting of Leeds and Liverpool canal which is adjacent to the edge of proposed site.	Inappropriately oriented development might create a poor environment for the edge of the canal.	New development should front the canal and where appropriate pedestrian connections to the towpath should be created to	Site allocation acceptable, design and layout can be agreed at the planning application stage.

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			encourage improved use.	
MN2.54 Land at Linacre Bridge, Linacre Lane, Bootle	Site forms part of the setting of Leeds and Liverpool canal which is adjacent to the edge of proposed site.	Inappropriately oriented development might create a poor environment for the edge of the canal	New development should front the canal and where appropriate pedestrian connections to the towpath should be created to encourage improved use.	Site allocation acceptable, design and layout can be agreed at the planning application stage.
MN8.1 Land at Lamshear Lane, Lydiate	The northern part of the site provides a contextual open setting to Grade II Listed Rose Hill Farm located close to the northern perimeter of the site	Potential for minor harm at worst to the broader countryside context of the listed building.	Sympathetic design and form of new urban edges would largely mitigate harm to the heritage asset and its setting, given the distance between the site and the listed building.	Listed building is located of sufficient distance to minimise impact - around 260m. Any residual impacts can be addressed at the planning application stage.
MN8.2 Land adjacent to Ashworth Hospital, Maghull	Remnants of marl pits appear to be located on the site	Development may result in loss of remnants of marl pits.	Seek to incorporate historic landscape features within development	Site allocation acceptable, landscaping and layout can be agreed at the planning application stage.

SITES NOT ALLOCATED IN THE DRAFT LOCAL PLAN

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TS1 Land at the corner of Linacre Lane/Hawthorne Rd, Bootle	No affected heritage asset	Not applicable	Not applicable	Not applicable
TS21 Land at Tattersall Road	No affected heritage asset	Not applicable	Not applicable	Not applicable
TS38 Pinfold Cottage Field, Northern Perimeter Rd, Netherton	No affected heritage asset	Not applicable	Not applicable	Not applicable
TS39 Ainsdale Promenade	No affected heritage asset	Not applicable	Not applicable	Not applicable
TS40 Meadow Lane Green, Ainsdale	No affected heritage asset	Not applicable	Not applicable	Not applicable
TS45 Mariners Road, Blundellsands	No affected heritage asset	Not applicable	Not applicable	Not applicable
SR4.09 Land south of the coastal road, Ainsdale	No affected heritage asset	Not applicable	Not applicable	Not applicable
SR4.24 Tanhouse Farm, Runnell's Lane, Thornton	Grade II Listed Tanhouse Farm and its curtilage structures located on site	Potential for significant harm. Development of this site to ordinary standards would all but sever the listed building from its rural setting	Removal of the poly tunnels and very limited development of high design quality e.g. terminating the north end of the farmyard, or a suitable replacement for the café which is	Site not allocated for development in the Local Plan due to the heritage constraint.

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			more sympathetically sited could lead to enhancement of the building's setting.	
SR4.37 Land at Sterrix Lane, Netherton	Land adjacent to non-designated Victorian Liverpool RC Cemetery, trees to edge of site soften the boundary and create a calm setting.	Loss of trees would lead to a less serene setting to the cemetery	Retain boundary trees.	Site allocation acceptable, landscaping and layout can be agreed at planning application stage
SR4.38 Our Lady Queen of Peace School	Site forms part of the setting of the Leeds and Liverpool canal which is adjacent to the edge of proposed site.	Inappropriately oriented development might create a poor environment for the edge of the canal	New development should front the canal and where pedestrian connections to the towpath should be created to encourage improved use	Site allocation acceptable, design and layout can be agreed at the planning application stage.
SR4.45 Land at Range Farm, Formby	The site provides a significant proportion of the agricultural setting to the Grade II Listed Raven Meols Farm located close to site's eastern boundary	Significant harm as the site provides a significant element of the farmland setting to the listed building, allocation would largely encompass the site within the urban area.	It is not thought harm can be sufficiently mitigated.	Site not allocated for development in the Local Plan partly due to the heritage constraint.
SR4.49 Land south of Melling Lane, Maghull	No affected heritage asset	Not applicable	Not applicable	Not applicable
AS03 Wood Hey, Southport Old Road, Formby	No affected heritage asset	Not applicable	Not applicable	Not applicable
AS04 Formby House Farm,	The site includes farm buildings which contribute to the	Loss of the buildings would result in a further reduction to the	Consideration could be given to re-using existing buildings? Appropriate	Very small site with limited opportunity for development. Not proposed to be

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Southport Old Road, Formby	agricultural setting of the grade II Listed Formby House Farm House which adjoins the northern perimeter of site.	existing eroded agricultural context.	and sympathetic design would be required.	allocated in the draft Local Plan
AS10 Land at Edge Lane, Thornton	Grade II Listed Tanhouse Farm adjoins south western corner of site	Potential for moderate harm as development together with MN2.26 would largely sever the farmhouse from what remains of its agricultural setting, creating a new suburban context for Tan House Farm.	It is not thought harm could be sufficiently mitigated.	Site not allocated for development in the Local Plan partly due to the heritage constraint.
AS12 Land West of Maghull, between Bells Lane and South Meade	Limited parts of the site contribute to the contextual agricultural setting of the Grade II Listed Manor House located close to the southern perimeter of site and Grade II Listed Upper and Old Gore Farmhouses located close to north west of site	Minor harm would be possible arising from the diminishing the agricultural qualities of the setting of the listed buildings.	Appropriate and sympathetic design would be required in the southern and north western parts of the site especially	Sympathetic design required to mitigate the heritage constraint. This could be addressed at planning application stage
AS13 Cheshire Lines Health Club, Sefton Lane, Maghull	No affected heritage asset	Not applicable	Not applicable	Not applicable
AS14 Land east of Northway, and north of Kenyon's	Site provides part of the agricultural context to Grade II listed Aughton House located	Minor Harm. Development likely to increase the sense of suburbanisation in the agricultural	Urban edge could be softened to allow for an appropriate transition to the rural area.	Sympathetic design of the urban edge required to mitigate the heritage constraint. This could be addressed at

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Lane, Lydiate	close to the site's northern perimeter.	context of the listed building		planning application stage
AS15 Land south of The Crescent, Maghull	No affected heritage asset	Not applicable	Not applicable	Not applicable
AS16 Land adjacent to Maghull Station, Melling Lane, Maghull	No affected heritage asset	Not applicable	Not applicable	Not applicable
AS17 Land at Switch Island north of M57 between Aintree, Maghull and Melling	Grade II Listed Wood Hall Farm located close to the site's northern perimeter. The site provides a proportion of open farmland setting to the listed building	Moderate harm to the setting of Wood Hall Farm likely, arising from the impact of development on the its rural and agricultural character.	Given the nature of the proposed use, it is doubtful that harm could be mitigated.	Site should not allocated for development in the Local Plan partly due to the heritage constraint.
AS18 Land north of Oriel Drive, Aintree	Grade II Listed Wood Hall Farm located close to site's northern perimeter	Minor constraint. The northern part of the site provides a contextual farmland setting to the listed building, albeit this impact is significantly reduced by the motorway	Significant landscaping adjacent to the motorway edge would be beneficial in greening longer distance views from the vicinity of the listed farm	Sympathetic design to the edge would be beneficial. This could be addressed at the planning application stage should the site be allocated in the Local Plan.
AS19 Land west of Spencer's Lane, Aintree	No affected heritage asset	Not applicable	Not applicable	Not applicable
AS21 Land east of	Grade II Listed Valley House	Part of the site provides a	Appropriate and sympathetic design	Sympathetic landscaping and design

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Site Reference and Location	Heritage Asset(s) and contribution site makes to significance of asset	Harm or impact that the allocation of the site might have on heritage asset	How might any harm be removed or reduced/mitigation measures and enhancement opportunities	Conclusions
Spencer's Lane, Aintree	located close to the site's south eastern corner	contextual agricultural setting to the listed building, which was originally a farm. Development to the south and eastern edge would sever the listed building from the last of its functional agricultural context.	with appropriate landscaping would be beneficial in particularly the south eastern part of the site	would help mitigate the heritage constraint. This could be addressed at the planning application stage
AS22 Mill Farm, east of Bulls Bridge Lane and north of Taunton Drive, Aintree	Grade II Listed Valley House is located close to the site's south eastern corner. The site contributes to its wider rural setting.	Minor harm, development of the site could sever the listed building from the last of its functional agricultural context.	Retaining a green wedge through the part of the site near the listed building would help to maintain a visual link subject to proposals on adjacent sites	Layout of site should take into account need for greenspace to be located to offer benefits to the listed building's setting. This could be addressed at the planning application stage.
AS23 Land east of Aintree Racecourse, Wango Lane, Aintree	No affected heritage asset	Not applicable	Not applicable	Not applicable
AS25 Land at The Stables, Chapel Lane, Netherton	The site provides a critical gap between two grade II listed buildings, Manor House and The Lodge, both Grade II. The gap illustrates the historic dispersed form of settlement, and maintains the historic relationship between the listed buildings. The site also provides part of the wider rural setting	Significant harm would arise from the infilling of the gap between the listed buildings, resulting in the loss of the dispersed pattern of development which is significant to the historic form of development. Development would also result in a suburbanisation within the immediate settings of the Manor House, its curtilage farm buildings	It is not thought an acceptable form of development can be achieved.	The site is not allocated for development in the Local Plan partly due to the heritage constraint.

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	which complements Brook House Farmhouse to the north east of the site.	and The Lodge.		
AS26 Land between Southport Old Road and Formby bypass	The site is part of the land which provides a rural context to the Grade II*Formby Hall and separates the Hall and its grounds from Formby	Limited harm arising from slight reduction in Formby Hall's broader countryside context.	Increasing tree cover around the perimeter of the site might reduce some of the visual impacts.	Site allocation would be acceptable, landscaping and layout could be agreed at the planning application stage.
AS27 Land between Formby bypass, Downholland Brook and north of Liverpool Road	The site forms part of longer ranging views out from Great Altcar Conservation area (West Lancs) and Listed Buildings therein	Limited harm arising from slight reduction in Great Altcar's broader countryside context	Design of the urban edge should ensure a suitable transition to rural area	Site allocation would be acceptable, landscaping and layout could be agreed at the planning application stage.
AS28 Land south of Liverpool Road/Altcar Road, Formby	Grade II listed Lovelady's Farm and adjoining listed outbuildings located in the northern part of the site, site provides the whole of the rural agricultural context of the listed buildings.	Potential for significant harm arising from loss of Listed Buildings, or moderate harm if buildings are retained, which would arise from the loss of the whole of their rural agricultural setting.	Given position of buildings within parcel, it is unlikely that impact of large scale development could be sufficiently mitigated	Site not allocated for development in the Local Plan partly due to the heritage constraint.
AS29 Land at Shorrocks Hill, Formby	Sandhill Cottages, Grade II listed, approx. 200m SW of site. Site contributes to the wooded and secluded character of the setting of the listed building.	Potential for very minor harm relating to some reduction in the dune backland landscape character of the setting of the listed building.	Retention and enhancement of trees along southern boundary of the site would be preferred.	Allocation acceptable. Landscaping can be considered at the planning application stage.

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AS30 Damfield Lane, Maghull	The site contributes to the setting of St Andrew's Church, contributes a rural character to the Damfield Lane Conservation Area (and the listed buildings therein), and physically and visually separates it from the adjacent suburban conurbation.	Development of the site could result in significant harm to the conservation area and St Andrew's Church. In particular development would result in the loss of the conservation area's 'village' character by joining it with the adjoining conurbation.	It is not thought possible to sufficiently mitigate the identified harm.	Site not allocated due to heritage constraint.
S009 Waste Transfer Station and adjacent land, Foul Lane, Southport	No affected heritage asset	Not applicable	Not applicable	Not applicable
S031 Land at Woodvale Sidings, Ainsdale	Grade II Listed Formby House Farm located 380m away from site's western boundary. Site offers little to the setting of the listed building owing to its scale, position and distance away from the listed building.	None likely	None required	Site allocation acceptable.
S056 Alt Road, Hightown	Grade II Listed White Edge Farm located in the eastern part of the site. Site contributes to its rural agricultural setting.	Significant harm to the setting of the listed building resulting from incorporation within settlement of Hightown	Reduction in area proposed for development would mitigate impacts.	Site not allocated for development in the Local Plan partly due to the heritage constraint.
S058 Land to the North East of	Grade II Listed White Edge Farm and Rose Cottage near the	Potential for significant harm to the setting of the farm resulting	Reduction in area proposed for development would be beneficial,	Site not allocated for development in the Local Plan partly due to the heritage

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Hightown	north west and southern boundaries of the site. Site contributes to their rural agricultural settings.	from incorporation within settlement of Hightown. Some harm to the pleasant rural setting of Rose Cottage.	particularly retaining agricultural land in the setting of White Edge Farm.	constraint.
S077/78 Land at Virgin's Lane, Crosby	Site abuts Moor Park Conservation Area and Grade II Listed Ormskirk Lodge. Cottage Farm House and Crosby Hall Conservation Area and Listed Buildings therein located directly north of site. Site provides rural context to heritage assets and is a key part of the critical gap between Little Crosby Village/Hall and the suburban development of Crosby.	Severe constraint. Development of this site would have a severe harmful impact on the setting of nearby/adjacent conservation areas and Listed Buildings.	It is not thought an acceptable form of development can be achieved	Site not allocated for development in the Local Plan partly due to the heritage constraint.
S125 Small Holdings Estate, Millbank Lane, Maghull	Grade II Listed Gerard Hall located north east of site (W. Lancs), however owing to the railway line and other geographical factors site does not contribute to its significance	None	Not applicable	Site allocation acceptable.
S132 Land between the M58, the Leeds Liverpool Canal	Grade II listed Wood Hall Farm and listed buildings in Melling Rocks located close to the south east boundary of the site. Leeds	Potential for some harm arising from development increasing the sense of suburbanisation to the settings of the listed buildings.	Tree planting along the site boundary with the M58 would help to soften the new urban edge. New development should front the	Seek appropriate landscaping along M58 edge, and take opportunities to link development positively with the canal edge.

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and the Liverpool – Ormskirk railway	and Liverpool Canal runs alongside north edge of site.	Impact limited somewhat by the M58 which severs the site from the immediate setting of the listed buildings. Inappropriately oriented development may harm the environs of the canal.	canal and where pedestrian connections to the towpath should be created to encourage improved use	
S152 Land north of Spencers Lane, Melling	No affected heritage asset	Not applicable	Not applicable	Not applicable
S158 Land at Bank Lane, Kirkby	Grade II Listed Melling House and its accompanying listed outbuildings located adjacent to the site the site provides an extensive contextual farmland setting to the listed building.	Significant harm to the rural and agricultural setting of the listed building.	It is unclear whether an acceptable form of development can be achieved.	Site not allocated for development in the Local Plan partly due to the heritage constraint.

Key to Site Referencing

HC5.1-5.4	Traveller sites allocated in Local Plan
MN2.1-2.45	Sites allocated for housing in Local Plan
MN2.46	Strategic mixed use site allocated in Local Plan
MN2.47-2.54	Sites allocated for employment in Local Plan
MN8.1-8.2	Safeguarded Land allocated in Local Plan
TS1-45	Potential traveller sites not allocated in Local Plan
SR4.09-4.49	Potential housing/employment sites not allocated in Local Plan
AS03-30	Potential housing/employment sites not allocated in Local Plan
S006-158	Potential housing/employment sites not allocated in Local Plan

NB: For further clarity refer to document MI.5 in the Local Plan Examination Library

<http://www.sefton.gov.uk/media/734163/MI5-Table-showing-progression-of-site-numbering.pdf>