

DYE HOUSE, PRESCOT



Sequential Test
July 2022

Prepared by Group D Developments Ltd

DYE HOUSE, PRESCOT

SEQUENTIAL TEST

Introduction

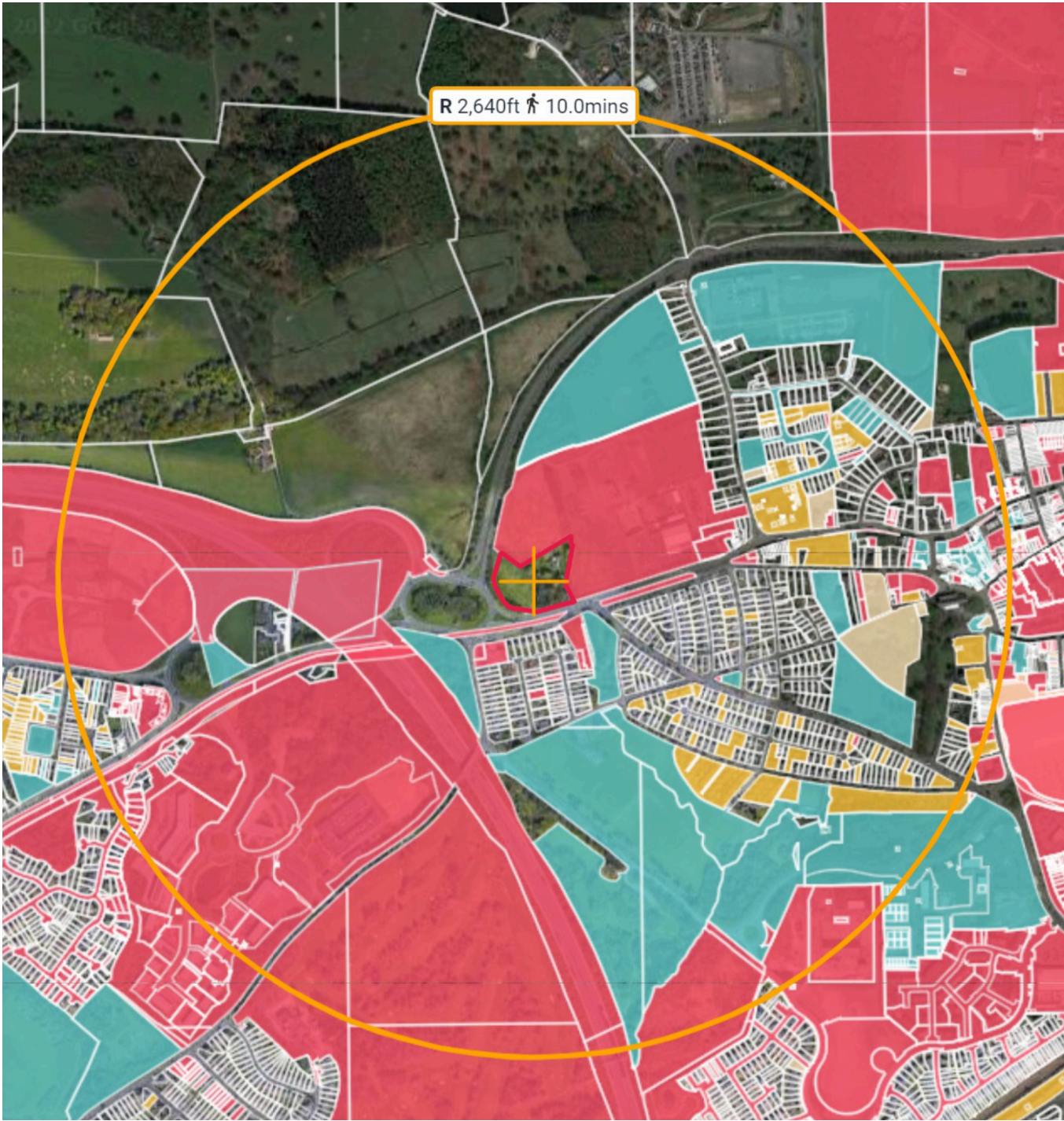
Due to the fact that part of the application site falls within a flood zone, a sequential test has been requested as part of this planning application.

This objective of this document is to fulfil this requirement by identifying land/property or parcels of land/property within a specified search radius and undertaking an assessment as to their suitability/viability for residential development.

As stated by assigned planning officer Jo Sheridan via email on 13th May 2022, a 0.5 mile search radius has been used for this test.

The map opposite displays ALL parcels of land which fall within a 0.5 mile radius of the application site. Known ownership is shaded as per the key.

Search area: 0.5 mile radius



Known Freeholders ⓘ

- Company
- Corporate Body
- Local/county authority
- Housing Association

Freehold and leasehold ownership boundaries - this information from the Land Registry is updated monthly

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The application site is 2.75 Acres. In order to assess all land opportunities of a size which could conceivably accommodate a similar number of units to that proposed within this application, a search criteria of 2 - 3 acres in size has been used

Land parcel size search criteria: 2 - 3 Acres

No other criteria has been set other than search area and land parcel size.

- A** Land Lying To The East Of Hazel Cottage, Dulson Way, Prescott L34 1QF
- B** Forest Farm, Liverpool Road, Knowsley, Huyton, L34 1NR
- C** Euro Garages Service Station Arley Drive Knowsley Prescott L34 4BE
- D** Land At Huyton Lane And Liverpool Road, Huyton L34 1NL
- E** Land And Properties At Greenall Court, Manchester Road, Prescott L34 1LT
- F** The Vicarage, Vicarage Place, Prescott L34 1LA
- G** Pegasus House, Kings Business Park, Kings Drive, Prescott L34 1PJ



Known Freeholders ⓘ

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- Corporate Body
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- Housing Association

Freehold and leasehold ownership boundaries - this information from the Land Registry is updated monthly

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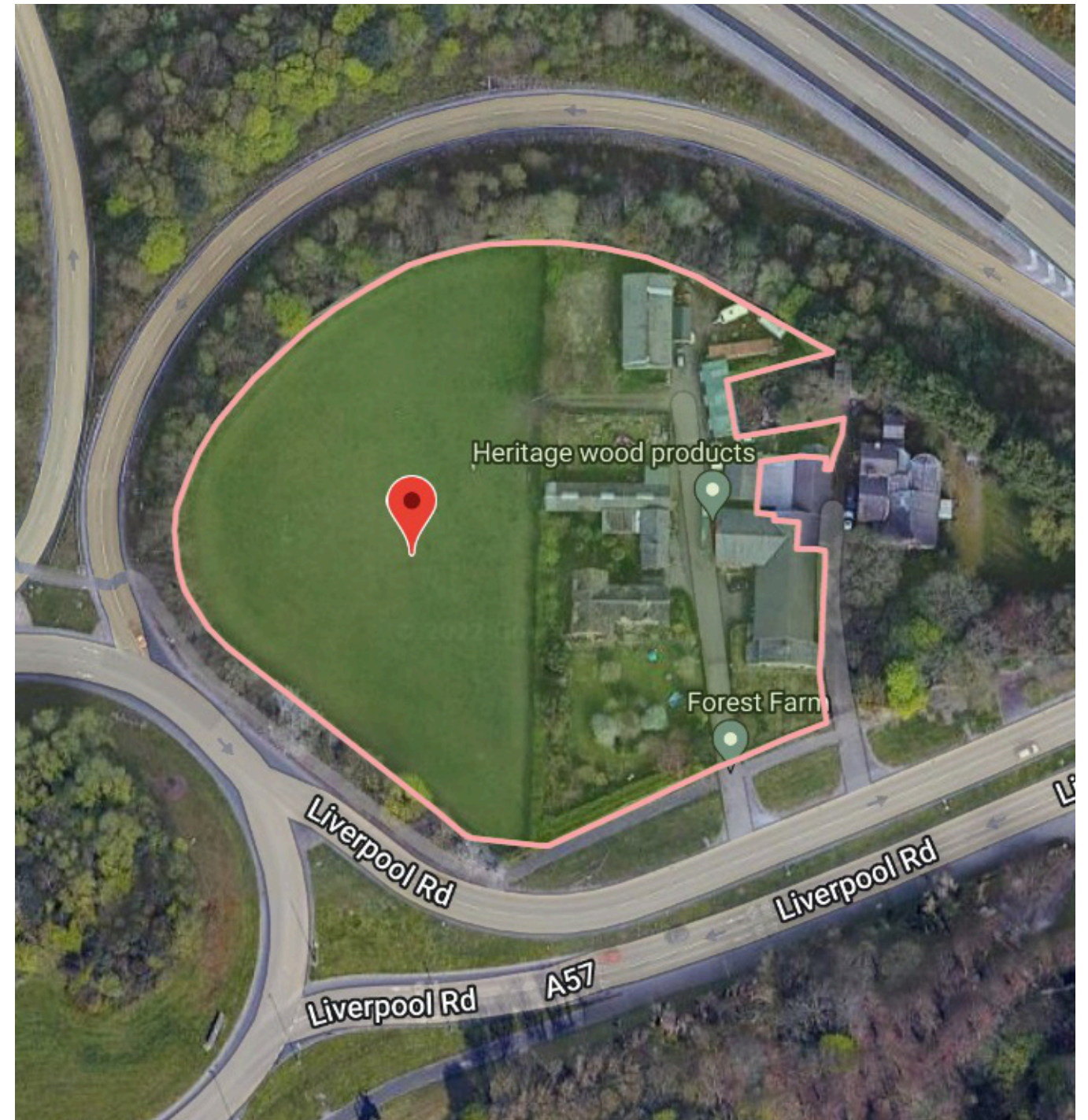
SEQUENTIAL TEST

(A) Land lying to the East of Hazel Cottage
Dulson Way
Prescot
L34 1QF

Freehold title: MS643635

This site is **not** suitable for residential development for the following reasons:

- The site sits within the Greenbelt
- The site is occupied by an operational dog training business



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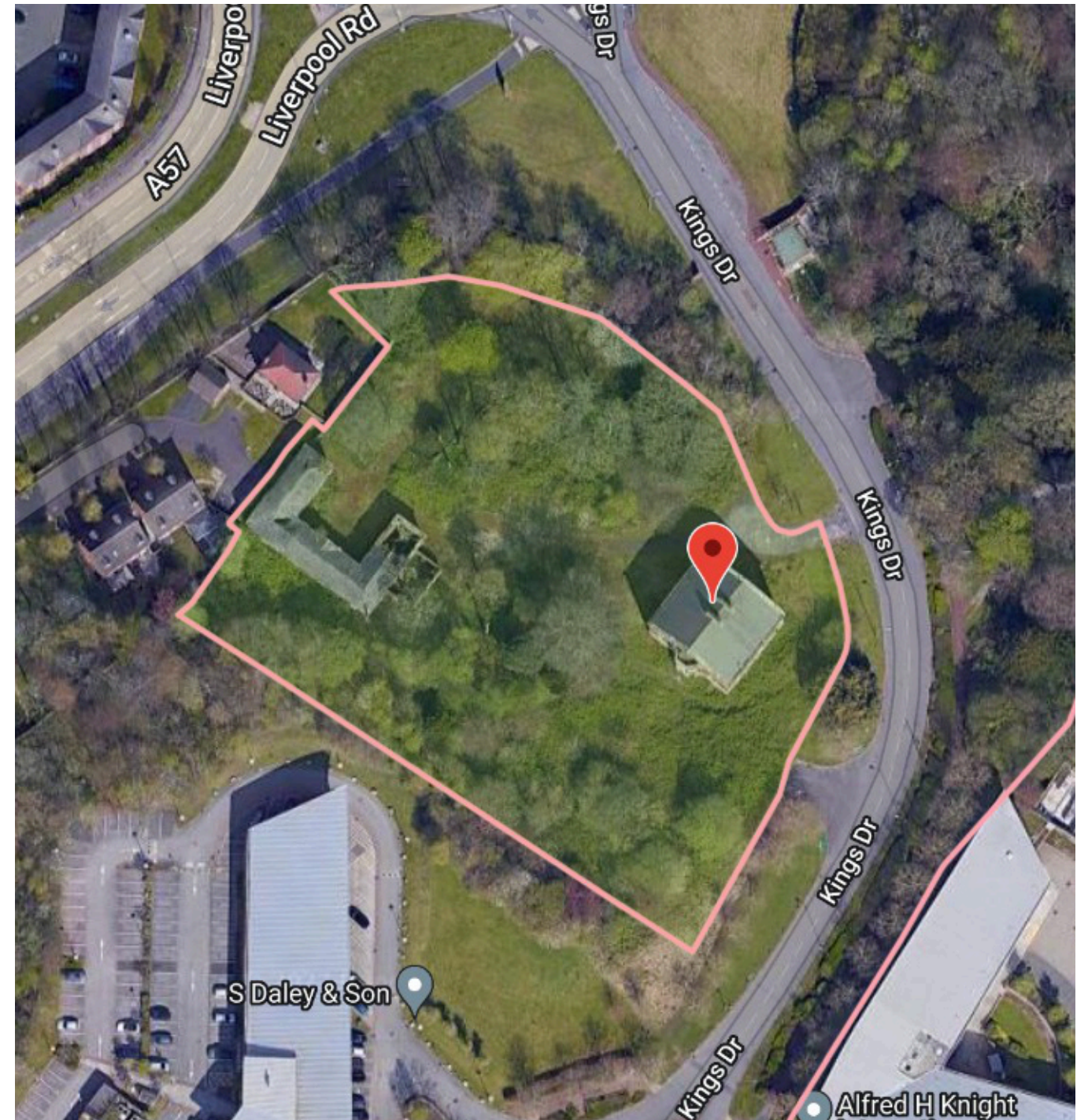
SEQUENTIAL TEST

(B) Forest Farm
Liverpool Road
Knowsley
Huyton
L34 1NR

Freehold title: MS666095

This site is **not** suitable for residential development for the following reasons:

- The site sits within the Greenbelt
- The site consists of two listed buildings
- According to UDP - EC4:
 - *The development would incorporate a mix of business, hotel and industrial uses*
 - *Part of the site is designated as a Site of Biological Interest.*



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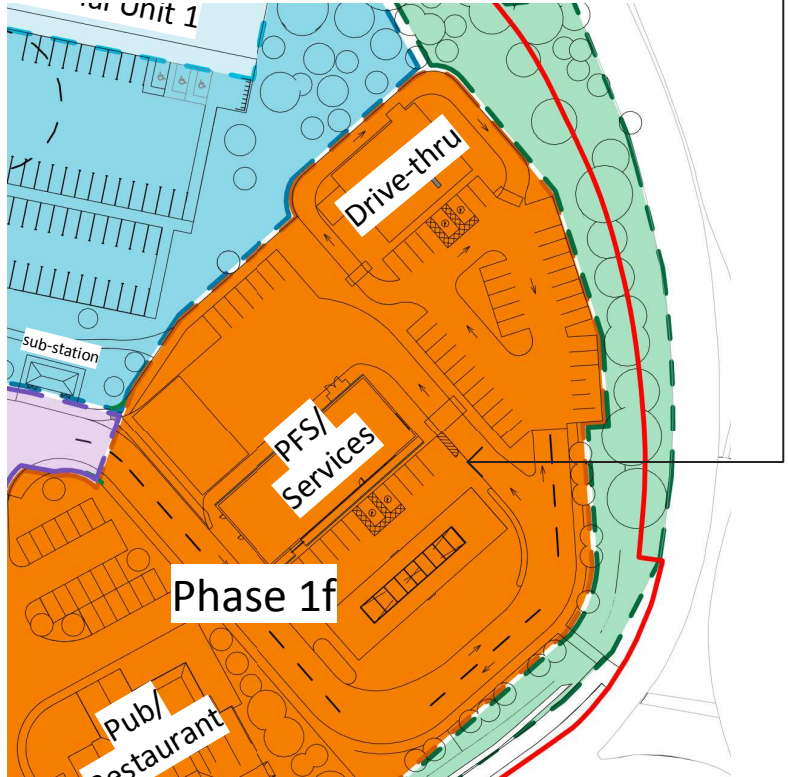
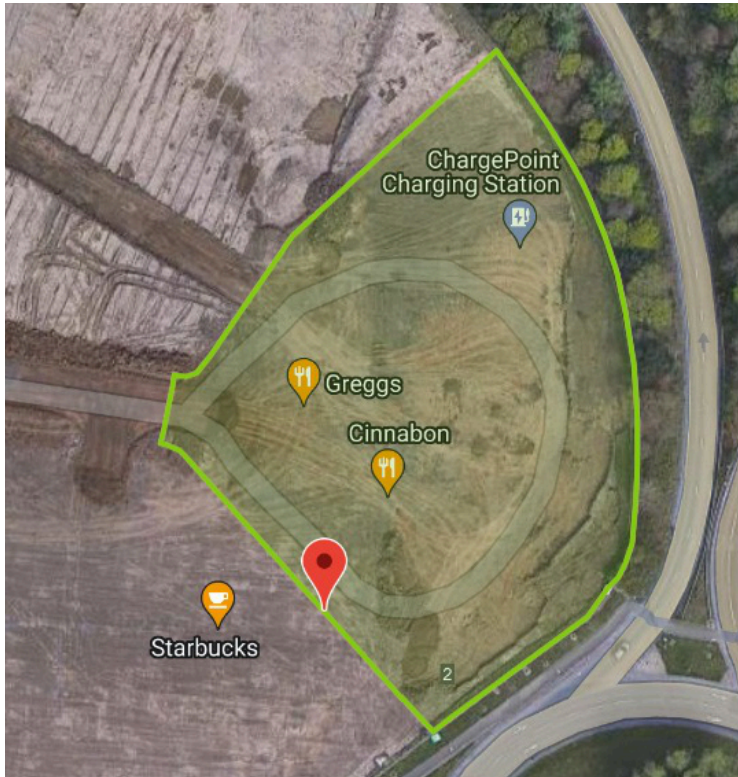
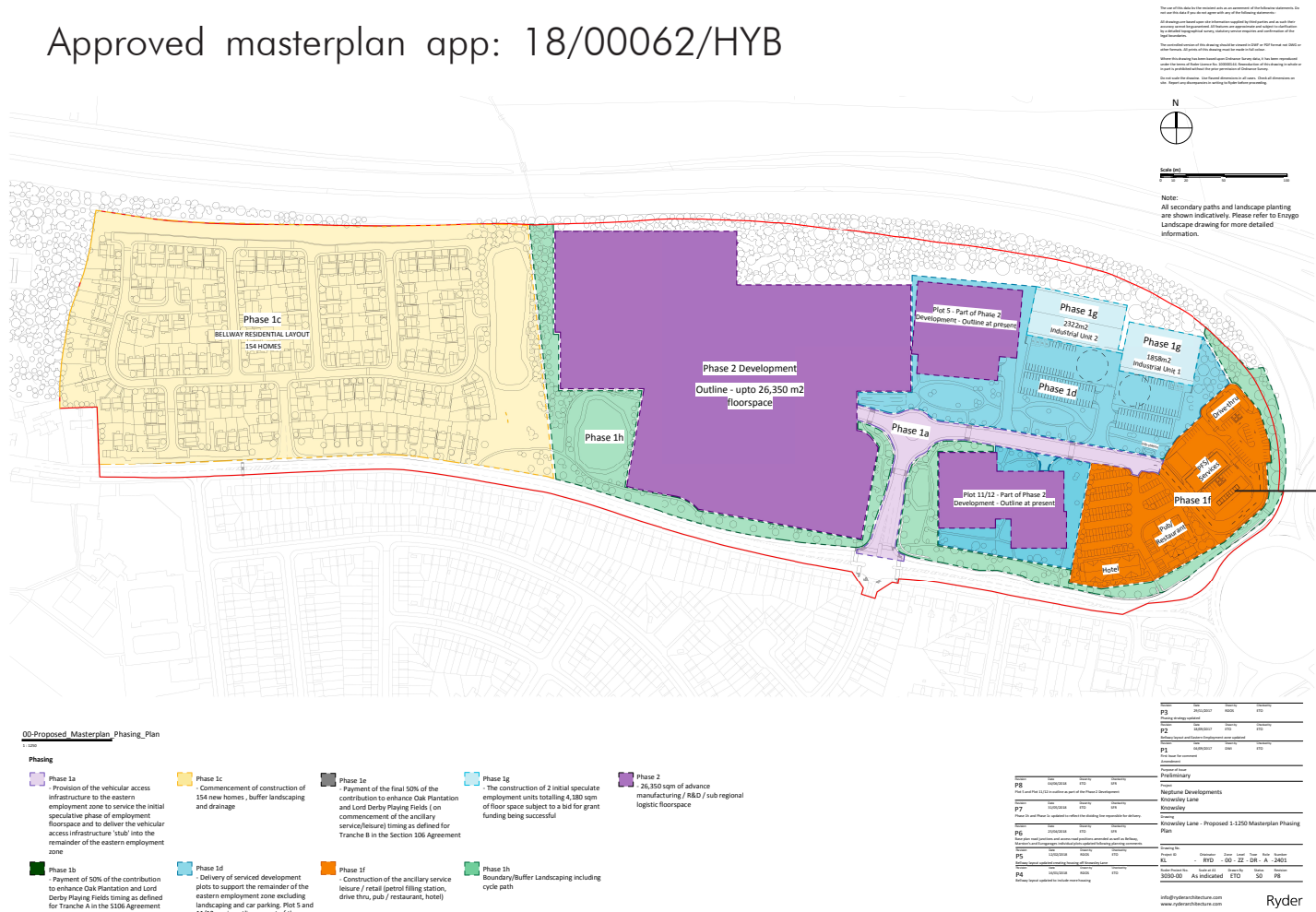
C Euro Garages Service Station
Arley Drive
Prescot
L34 4BE

Freehold title: MS661525
Leasehold title: MS688397

This site is **not** suitable for residential development for the following reasons:

- The site is a leasehold parcel of a wider freehold site.
- The site forms part of an approved masterplan (application 18/00062/HYB)
 - The site is designated as part of phase 1 consisting of the following uses:
 - Petrol station / services
 - Drive-thru outlet

Approved masterplan app: 18/00062/HYB



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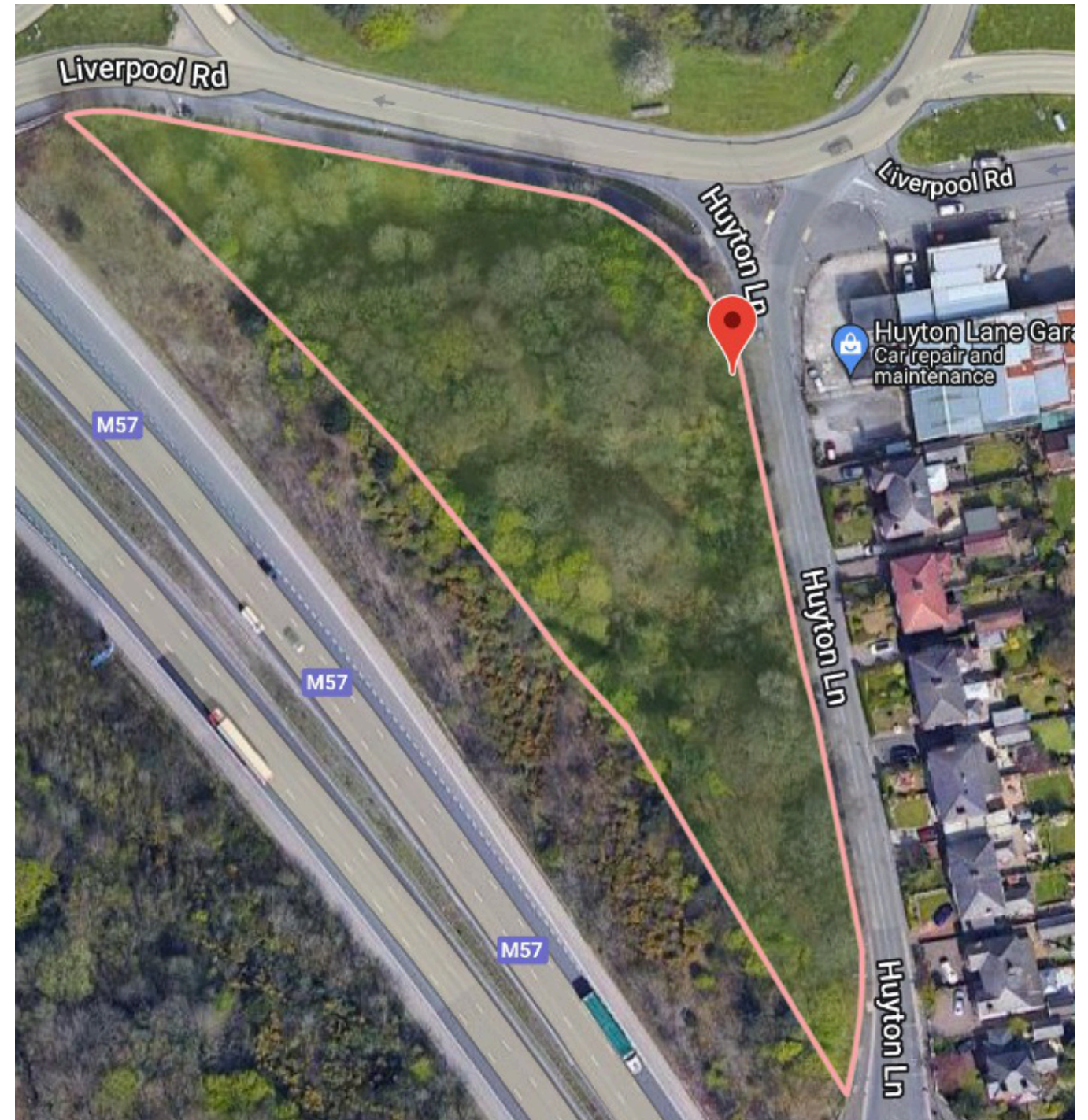
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(D) Land at Huyton Lane and Liverpool Road
Huyton
L34 1NL

Freehold title: MS428373

This site is **not** suitable for residential development for the following reasons:

- The site sits within the Greenbelt
- The site sits directly adjacent to a motorway (M57)
- There is no site access
- The site's shape is not conducive to residential development layout



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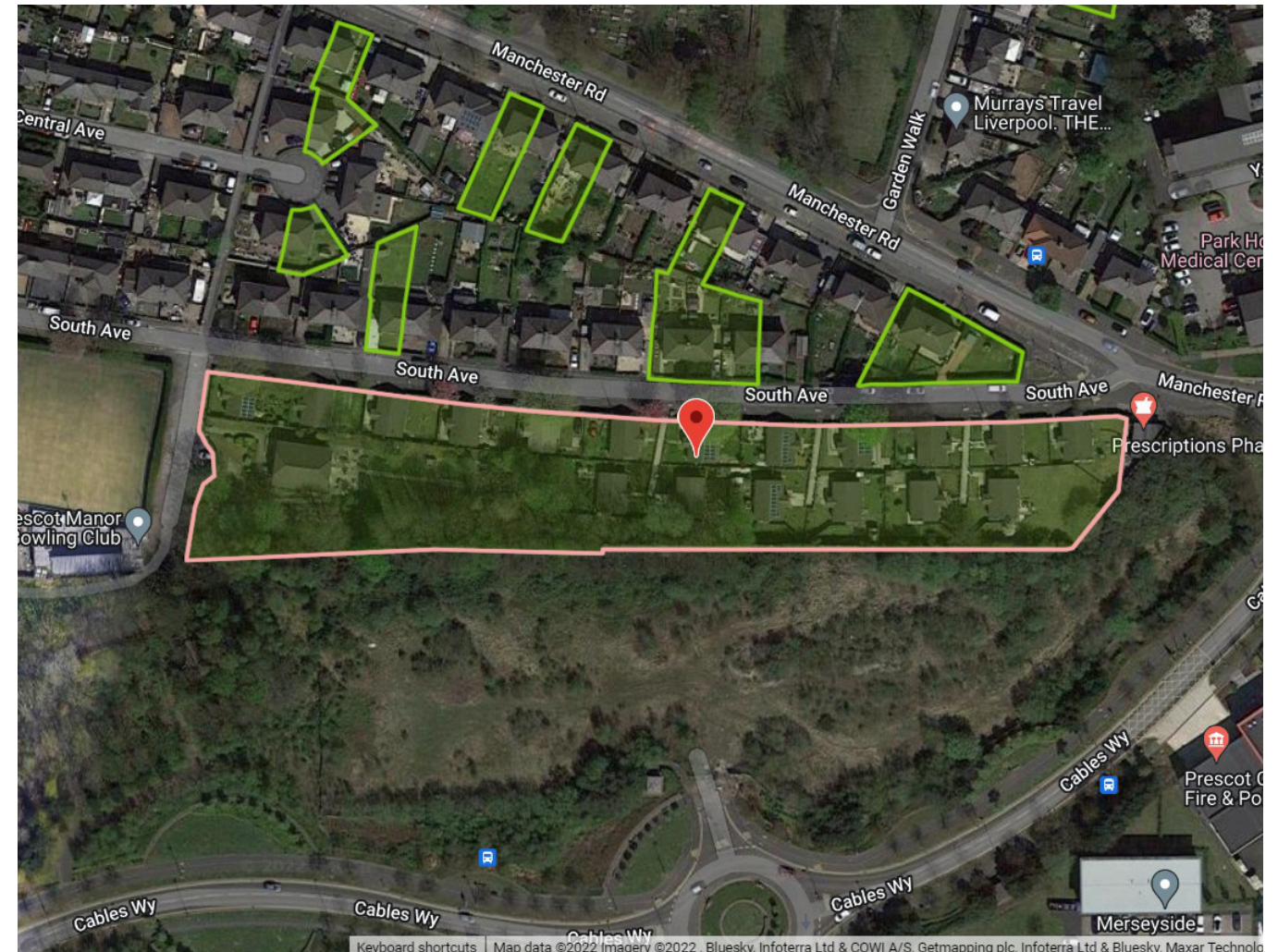
SEQUENTIAL TEST

(E) Land and properties at Greenall Court
Manchester Road
Prescot
L34 1LT

Freehold title: MS469505

This site is **not** suitable for residential development for the following reasons:

- The site consists mostly of existing occupied residential dwellings under ownership of a registered provider of housing



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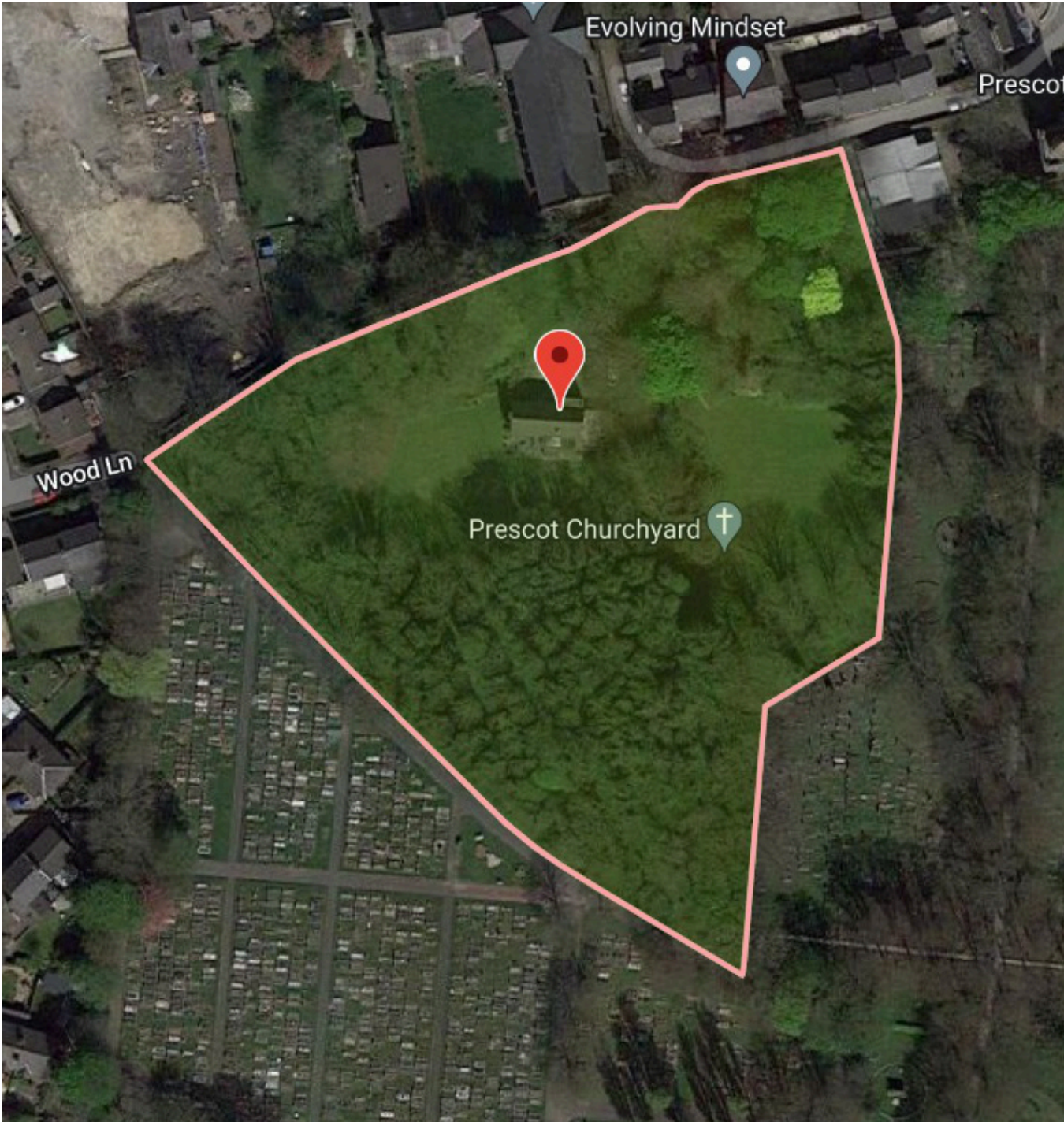
SEQUENTIAL TEST

(F) Land at Huyton Lane and Liverpool Road
Huyton
L34 1NL

Freehold title: MS659765

This site is **not** suitable for residential development for the following reasons:

- The site sits within the Greenbelt
- The site forms part of wider outdoor leisure and educational use allocation
- Home to Prescott Churchyard
- Six listed buildings within 100m of the site including Our Lady Immaculate & St Joseph Catholic Church which sits directly adjacent



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(G) Pegasus House,
Kings Business Park
Kings Drive
Prescot
L34 1PJ

Leasehold title: MS447453

Freehold title: MS486508

This site is **not** suitable for residential development for the following reasons:

- The site sits within the Greenbelt
- The site is a leasehold parcel of a wider freehold site.
- The site is home to an occupied operational commercial building

