STATEMENT OF COMMON GROUND – LAND AT EDGE LANE THORNTON

1.1   This is an agreed Statement of Common Ground between Sefton Council and The Craig Robert Sneddon SIPP in relation to Land at Edge Lane, Thornton (omission site AS10).

1.2   Land at Edge Lane, Thornton consists of 4.15ha of land which has been promoted to Sefton Local Plan for residential development. The land is adjacent to site MN2.26 (Land south of Runnell's Lane, Thornton) which is proposed to be allocated for housing development by the Sefton Local Plan.

1.3   The Council's assessment of Land at Edge Lane Thornton (AS10), contained in Submission Document LP5h (November 2014), identifies four principle constraints to allocation:

   i)   Green Belt harm in terms of urban sprawl;

   ii)   Green Belt harm in terms of the impact upon the gap between Thornton and Netherton;

   iii)   Impact upon the setting of Tanhouse Farm (Grade II Listed);

   iv)   Access from Edge Lane.

1.4   A letter from Highways England, dated 16 October 2015, introduced a fifth constraint in the form of a potential new access road to Liverpool Port through the Rimrose Valley. Highways England has also submitted a further letter to the Council dated 23rd November 2015.

1.5   A meeting between representatives of Sefton Council and The Craig Robert Sneddon Trust took place on 23/11/2015 to discuss the above constraints.

Points of disagreement

1.6   The following issues are not subject to agreement between the parties:

   i)   The Green Belt harm associated with the allocation of the site

   ii)   The approach that should be taken to the proposed Liverpool Port access road option through the Rimrose Valley

   iii)   The severity of the heritage constraint associated with the allocation of the site

Matters not in dispute

i)   Heritage

1.7   Tanhouse Farm (Grade II Listed) is located to the north of Land at Edge Lane, Thornton.

1.8   Residential development of Land at Edge Lane, Thornton (AS10) would result in less than substantial harm to the setting of Tanhouse Farm.

1.9   NPPF paragraph 134 states that "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use*".

1.10   Tanhouse Farm, Runnell's Lane Thornton is proposed to be removed from the Green Belt by the Sefton Local Plan. Although not allocated as a development site, the site is proposed to form part of a 'Primarily Residential Area' (Policy HC3), where residential development would be acceptable in principle, subject to other Local Plan policies.

ii)   Access from Edge Lane

1.11   The Council's assessment of the site (in Examination document LP5h, November 2014) confirms that "*in principle, residential development of the site could be accommodated upon the network, subject to a satisfactory Transport Assessment*".

1.12   A new vehicular access would need to be provided to the site from Edge Lane. There is no evidence to suggest that an access point from Edge Lane cannot be delivered.

1.13   An additional access, if required, could be explored as part of comprehensive approach to development along the eastern edge of the settlement.

iii) Liverpool Port access road

1.14   Highways England will be undertaking design and feasibility work to establish the preferred option for the new port access road. There is currently no published programme for agreeing a preferred option.
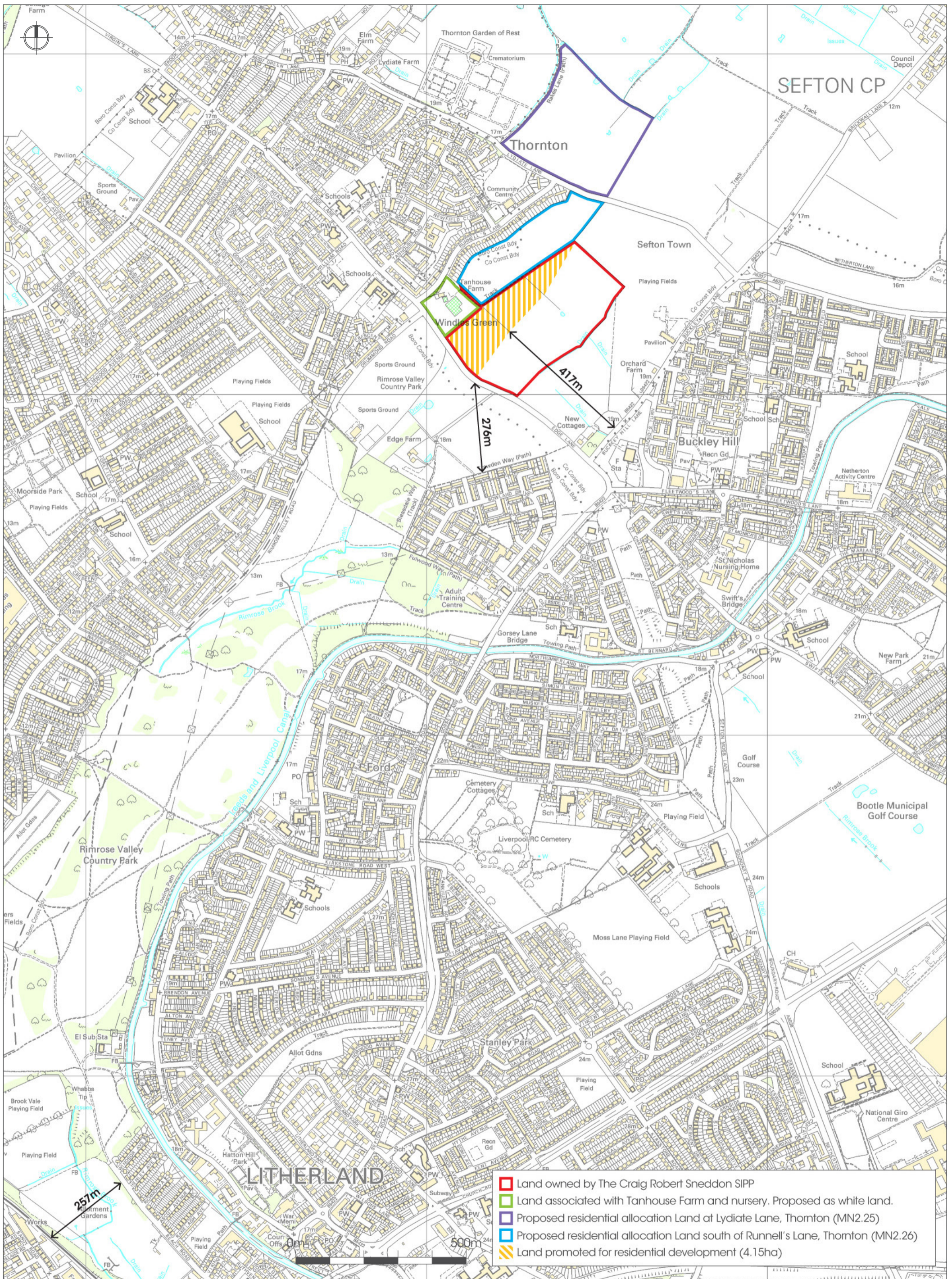
iv)   Miscellaneous

1.15   The area of land promoted for residential development is limited to 4.15ha.

1.16   The site is not covered by any landscape or ecological designations and is entirely within Flood Zone 1.

v) Green Belt Gap

1.17   As illustrated by the plan attached it is agreed that the gap between Edge Lane, adjacent
        to the southern corner of the site, and Bowland Drive to the south is 276 metres.

Steve Matthews

Signed on behalf of Sefton Council: ....

Date: 18/12/15 ....

Signed on behalf of The Craig Robert Sneddon SIPP: ....

Date: 17/12/15

SEFTON CP

Thornton

Sefton Town

Buckley Hill

LITHERLAND

417m

276m

257m

Legend

- Land owned by The Craig Robert Sneddon SIPP
- Land associated with Tanhouse Farm and nursery. Proposed as white land.
- Proposed residential allocation Land at Lydiate Lane, Thornton (MN2.25)
- Proposed residential allocation Land south of Runnell's Lane, Thornton (MN2.26)
- Land promoted for residential development (4.15ha)

0m   500m

Land at Edge Lane, Thornton
Site Location Plan
The Craig Robert Sneddon SIPP

BiLFINGER | GVA