

Sefton Submission Local Plan Examination 2015

Joint Statement of Common Ground by

Sefton Council and the Environment Agency (ref. 551)

12 November 2015

Main Matter 7 Design, Environmental Quality and Environmental Assets

Issue 7a: Whether the policies relating to design and environmental quality are justified and consistent with national policy.

Question 7.3: Is the approach to flood risk in policy EQ8 an over simplification of, and therefore inconsistent with, national policy? Have the site-specific concerns of the Environment Agency been addressed?

1 Introduction

- 1.1 This Statement of Common Ground has been prepared to set out the areas of agreement, in relation to the second part of question 7.3 *“Have the site-specific concerns of the Environment Agency been addressed”*?
- 1.2 The Council and the Environment Agency have been working closely to address the Environment Agency objections and flood risk concerns on particular sites. The Environment Agency has now indicated that they are in apposition to withdraw their objection to a number of sites based on site-specific Flood Risk Assessments that have been submitted.

2 Sites subject to Environment Agency concerns

- 2.1 The representations from the Environment Agency (PO.551) to the Publication Draft Local Plan stated that:

“The council has not undertaken a Level 2 Strategic Flood Risk Assessment or site specific Flood Risk Assessment for the following site allocations:

- *Land East of Maghull [MN2.46]*
- *Land North of Formby Industrial Estate [MN2.48].*

We have received site specific Flood Risk Assessments for the following sites, however, we have advised Sefton Council that additional information including modelling is required to demonstrate that these sites are acceptable in flood risk terms:

- *Land North of Brackenway [MN2.12]*
- *Land at Bankfield Lane, Church Town [MN2.2]*

- *Land South of Altcar Road Formby [MN2.49]”*

2.2 Since this date, discussions between the Environment Agency and Sefton MBC highlighted other sites with river or tidal flood risk concerns, such as:

- MN2.3 Former Phillips Factory site, Balmoral Drive, Southport
- MN2.18 Power House Phase 2
- MN2.19 Land at Andrew’s Close, Formby
- HC5.3 Plex Moss Lane, Ainsdale.

2.3 On 4th August 2015 the Environment Agency published revised flood maps for northern Southport. The effect of these revisions was to extend the extent of Flood Zones 2 and 3 in relation to the proposed Local Plan allocations set out below:

- MN2.1 Barton’s Close, Southport
- MN2.4 Moss Lane, Churchtown
- ED8 Marine Drive, Southport Seafront.

2.4 The Council and the Environment Agency have been liaising closely regarding these sites, and the Environment Agency has responded to a number of Site Flood Risk Assessments provided by landowners or developers in relation to the sites listed above.

3 Common Ground between Parties

3.1 The Environment Agency is now in a position to withdraw their previous objection to the following sites:

- MN2.2 Bankfield Lane Proposed Allocation
- MN2.3 Former Phillips Factory site, Balmoral Drive, Southport
- MN2.4 Moss Lane, Churchtown
- MN2.18 Power House Phase 2
- MN2.19 Land at Andrew’s Close
- MN2.46 Land East of Maghull
- HC5.3 Plex Moss Lane, Ainsdale

3.2 The Environment Agency is currently reviewing site-Flood Risk Assessments (FRAs) for the majority of the following sites (see Appendix 1):

- MN2.1 Barton’s Close, Southport
- MN2.8 Brackenway
- MN2.48 Land North of Formby Industrial Estate
- MN2.49 Land South of Formby Industrial Estate
- ED8 Marine Drive, Southport Seafront.

3.3 With regards to the sites that are subject to an outstanding Environment Agency Objection the current situation is as follows.

- **MN2.1 Barton's Close, Southport:** The Council has commissioned a Site FRA, which will be shared with the Environment Agency shortly.
- **MN2.8 Brackenway:** The Council has commissioned an assessment of the modelling provided by developers, and is liaising with the Environment Agency on an ongoing basis.
- **MN2.48 Land North of Formby Industrial Estate.** The Environment Agency is currently assessing a Site FRA submitted by the developer.
- **MN2.49 Land South of Formby Industrial Estate.** The Environment Agency is currently assessing a Site FRA submitted by the developer.
- **ED8 Marine Drive, Southport Seafront.** The Council has commissioned a Site FRA, which will be shared with the Environment Agency shortly.

4 Conclusion

- 4.1 Sefton Council and the Environment Agency consider that the flood risk issues on the sites listed in paragraph 3.1 above have been addressed. They are continuing to work together closely on the sites and issues addressed in paragraphs 3.2 and 3.3 above, and will provide updates on these sites as soon as they are available.

From: Ar [REDACTED]
Sent: 12 November 2015 13:50
To: 'Sayce, St [REDACTED]
Cc: [REDACTED]
Subject: RE: Revised [draft] Statement of Common Ground

Thank you for your help and agreement in arriving at this Statement of Common Ground.

A [REDACTED]

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The Sefton Local Plan has been submitted for examination. The hearing sessions will begin on 17 November 2015. See www.sefton.gov.uk/localplan for more information.

From: Sayce, S [mailto:s[REDACTED]@environment-agency.gov.uk]
Sent: 12 November 2015 13:44
To: Andrea OConnor
Cc: Tom Hatfield
Subject: RE: Revised [draft] Statement of Common Ground

Hi A [REDACTED]

We agree with the statement of common ground.

Kind Regards

S [REDACTED] Sayce

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We are now

Greater Manchester, Merseyside and Cheshire Area

From 1 April 2014 North West South Area has a new name. Covering the same geography, we will continue to work with our partners and customers to help protect and improve the environment.



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