



C. LiDAR Survey





D. Sefton Borough Council Correspondence

Piotrowski, Michael

From: Andrew Martin [REDACTED]
Sent: 10 February 2015 15:48
To: Piotrowski, Michael
Subject: RE: 19100 140210 MPSC Rufford Road, Southport, PR9 8LA_Due Diligence FRA

Good afternoon Michael

I apologies for the delay in replying to you, the initial response came from Sam and I was expecting him to reply but as your deadline is fast approaching please see the answers below.

From: Piotrowski, Michael [REDACTED]
Sent: 19 December 2014 14:28
To: Flooding
Cc: Planning LocalPlans
Subject: 19100 141219 MPSC Rufford Road, Southport, PR9 8LA_Due Diligence Flood Risk Assessment

Dear Sir/Madam,

RUFFORD ROAD, SOUTHPORT, PR9 8LA – Due Diligence Flood Risk Assessment

I am writing regarding a Site located on Rufford Road within the Sefton Metropolitan Borough. The Site is approximately 6.09 ha in size and is located at approximate postcode PR9 8LA, please find attached a location plan for your information.

We have been commissioned to investigate the risk of flooding to the Site. I would be grateful if you could provide information relating to the following:

1. Our initial investigations into flood risk indicate that the Site lies within Flood Zones 1, 2 and 3, based on the current information indicated on the Environment Agency website. However due to the presence of defences, interrogation of the online flood maps show that there is a Very Low likelihood of flooding occurring. Please could you confirm this and provide a more detailed Flood Zone map if one exists.

As the data you are referring to is EA data I cannot comment on it.

2. Could you please provide a map showing the location of any Main River channels or Ordinary Watercourses near the Site, and note any development restrictions that would therefore apply.

Please contact the EA for a map showing the extent of their Main River network in the vicinity of your area of interest. However, my maps do not show there to be any more Ordinary watercourses in the area that aren't on the OS base layer.

3. Surface water mapping on the Environment Agency website shows that the majority of the Site would not be subject to surface water flooding, however between the 1 in 30 and the 1 in 1000 event, a proportion of the site could be subject to flooding. Please could you provide a more detailed site specific surface water flood map (if one exists), so that we can confirm this.

If you wish to use the EA surface water flood maps then please request this from the EA.

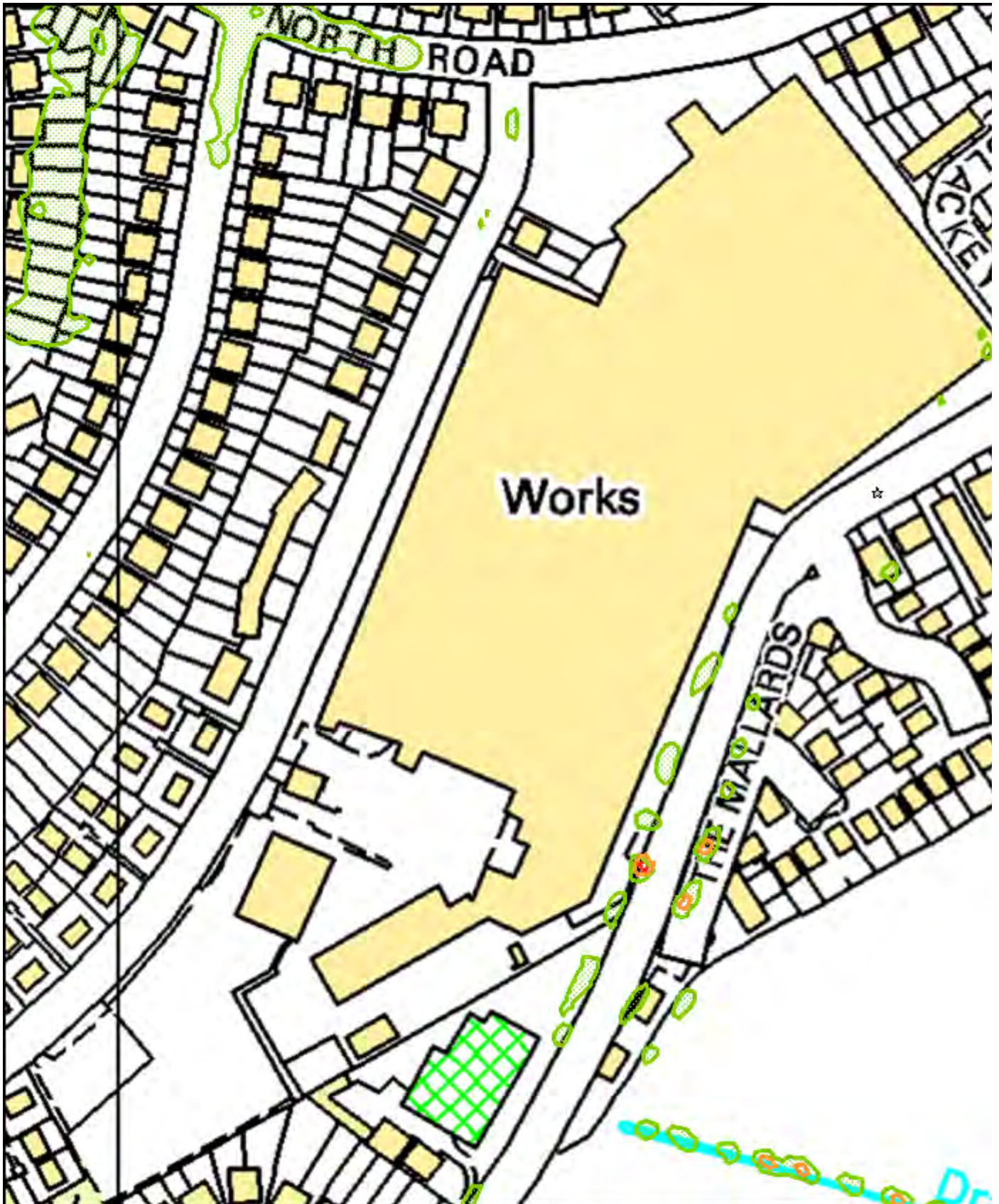
Below is the Sefton Surface water map for the site. As you will see it shows less of a surface water risk than the EA maps.

The layers shown are for the 1 in 100yr + CC:

Red = depth greater than 100cm

Orange = depth between 60 – 100cm

Green = depth between 30 – 60cm



4. If development was proposed at the Site, please confirm what requirements you would have for setting finished floor levels appropriately.

I would say this is dependent on what the EA advise in relation to your first question regarding flood zones i.e. if the EA do not agree that the site is out of FZ2/3 then a higher ffl would be required than if the EA agree with you that the area is defended.

5. Mapping included within the Level 1 SFRA (2013) shows that the Site has not been affected by historic tidal / fluvial flooding. Please could you provide us with details of any historic tidal, fluvial, groundwater, surface water or sewer flooding affecting or in the vicinity of the site. Alternatively, please confirm that you have no records of flooding in the vicinity of the Site.

I have checked the councils records and the only reports of flooding I can find for the area around the site refer to blocked gully issues.

Please request sewer records from united Utilities and fluvial and tidal records from the Environment Agency.

6. I note that a SWMP and PFRA have not been prepared for Sefton Metropolitan Borough Council, please could you advise when the Sefton Metropolitan Borough SWMP and PFRA are likely to be published and provide this information when it becomes available.

Sefton have published the SWMP and is available online at:

<http://www.sefton.gov.uk/advice-benefits/crime-and-emergencies/flooding-advice.aspx>

6. Please could you confirm the likely groundwater levels in the vicinity of the Site.

No, I cannot confirm the likely groundwater levels in the vicinity of the site, as I have no data for this. The only groundwater data I have shows there is a section of the site to be at moderate risk and the area bordering North lane to be at negligible risk.

7. The Environment Agency have informed us that they have provided their Updated Flood Maps for Surface Water (UFMfSW) to yourselves as the Lead Local Flood Authority (LLFA). Please could you provide a more detailed map for this specific area. We assume that the UFMfSW are considered to best represent the risk of overland surface water flooding. Please could you confirm this is the case for this Site.

Please refer to the answer to question 3.

8. If new development is proposed, surface water runoff would be restricted to the existing rate, accounting for the impacts of climate change for the lifetime of the development. Please could you confirm that this would be acceptable.

Not wanting to pre-empt any planning decisions but I think the site would class as brownfield so we would look for a 20% reduction in discharge values.

We are also writing to United Utilities and the Environment Agency requesting details of recorded flooding incidents and flood levels. If you are aware of any other parties that may have useful information please let me know.

This information is required urgently and we would be grateful if you could provide your written response by the 30th of December 2014. If this is unlikely to be achievable or you require any further information please feel free to get in contact.

Kind Regards,

Michael

Michael Piotrowski
Flood Risk Engineer
Waterman Infrastructure & Environment

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Clink Street
London
SE1 9DG
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f +44 207 902 0992
www.waterrangroup.com



E. Borehole Site Surveys

IGS 1148 (664) 2000 8/74

Institute of Geological Sciences
RECORD OF SHAFT OR BOREHOLE

6-in or 1:10 000 Map Registration No.
 British Geological Survey

SD 31 NE 10

Name and Number of Shaft or Borehole:

The Crescent

National Grid Reference

SD 374 195

For whom made

Southport D C

Town or Village

Southport

County

Exact site (reference to a fixed point on 1-in or 1:50 000 Map)

1-in or 1:50 000
 New Series Map No.

Enter 'C' if
 Confidential

Purpose for which made

Ground level at shaft bore relative to O.D. _____ m. If not ground level give O.D. of beginning of shaft bore _____ m.

Made by

Date of sinking

Information from

Septon D.C. Engineers Dept Brolle
 S 10

Examined by

Specimen Numbers and Additional Notes

Representative bore hole in centre of site

Estimated surface level +6.11 AOD

Geological Classification	Description of Strata	Thickness metres		Depth metres	
		f	m	f	m
	Lt brown sand	5'6"	1.68	5'6"	1.68
	Sand & peat	6'3"	0.38	6'9"	2.06
	Grey clayey silt	1'9"	0.53	8'6"	2.59
	Brown peat	3'6"	1.07	12'0"	3.66
	Blue grey clayey silt	6'6"	1.98	18'6"	5.64
	Brown to grey clay sandy silt	7'0"	2.13	25'6"	7.77
	Sand & gravel	3'0"	0.91	28'6"	8.68
	Brown sandy clay	1'6"	0.46	30'0"	9.14
	Sandy grey silt	3'0"	0.91	33'	10.05
	Brown sandy silt	2'6"	0.76	35'6"	10.81
	Compact brown sand	5'0"	1.52	40'6"	12.33
	Brown sandy boulder clay	14'6"	4.42	65'0"	16.75

S.H.S.
 B. clay



F. United Utilities Correspondence

Commercial Drainage and Water Enquiry

Responses to a drainage and water enquiry for commercial premises or development sites.

This document was ordered by: -

Searchflow Ltd

42 Kings Hill Avenue
Kings Hill
West Malling, Kent
ME19 4AJ

Client Ref: SF21552480000

FAO:

This document was produced by: -

United Utilities Water PLC
Property Searches
Ground Floor Grasmere House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP

Telephone 0870 7510101

Facsimile 0870 7510102

e-mail -
property.searches@uuplc.co.uk

DX 715568 Warrington 7

The information in this document refers to: -

Property: (KNOWN TO US AS EX VITRATHERNE LTD) EDGED RED ON PLAN LAND AND BUILDINGS ON THE EAST SIDE OF BALMORAL DRIVE CROSSENS PR9 8LA

For any queries relating to this report please e-mail or write to our Customer Liaison Team at our address quoting United Utilities' Reference Number: 1063345

The following records were searched in compiling this report:-

The Map of Public Sewers, the Map of Waterworks, Water and Sewerage billing records, Adoption of Public Sewer records, Building Over Public Sewer records, the Register of Properties subject to Internal Foul Flooding, Adoption of Public Water Mains records, the Register of Properties subject to Poor Water Pressure and the Drinking Water Register. All of these are held by United Utilities Water PLC, Haweswater House, Lingley Mere Business Park, Lingley Green Avenue, Great Sankey, Warrington, WA5 3LP.

Interpretation of Drainage and Water Enquiry

Appendix 1 of this report contains definitions of terms and expressions used in the report.

Informative Not Applicable

Enquiries and Responses

The records were searched by Angela Gall for United Utilities who does not have, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

This search report was prepared by Angela Gall for United Utilities who does not have, nor is likely to have, any personal or business relationship with any person involved in the sale of the property.

Informative The Terms and Conditions under which this response to enquiries is provided are laid out in Appendix 2.

Commercial Drainage and Water Search Complaint Procedure

United Utilities Water PLC offers a staged, robust and uniformly efficient complaints process. Formal complaints can be made by telephone, in writing, by e-mail or by fax.

As a minimum standard United Utilities will:-

- endeavour to resolve any telephone contact or complaint at the time of the call, however, if that isn't possible, we will advise you on how soon we can respond.
- if you are not happy with our initial response, we will advise you to write in via email, fax or letter explaining the reasons why you are not satisfied.
- investigate and research the matter in detail and provide a written substantive response within 5 working days of receipt of your written complaint.
- depending on the scale of investigation required, we will keep you informed of the progress and update you with new timescales if necessary.
- if your complaint is found to be justified, or we have made any substantive errors in your search result. We will provide you with a revised search and also undertake the necessary action to put things right as soon as practically possible. Customers will be kept informed of the progress of any action required.
- if you are still not satisfied with our response or action, we will refer the matter to a Senior Manager/ Company Director for review.

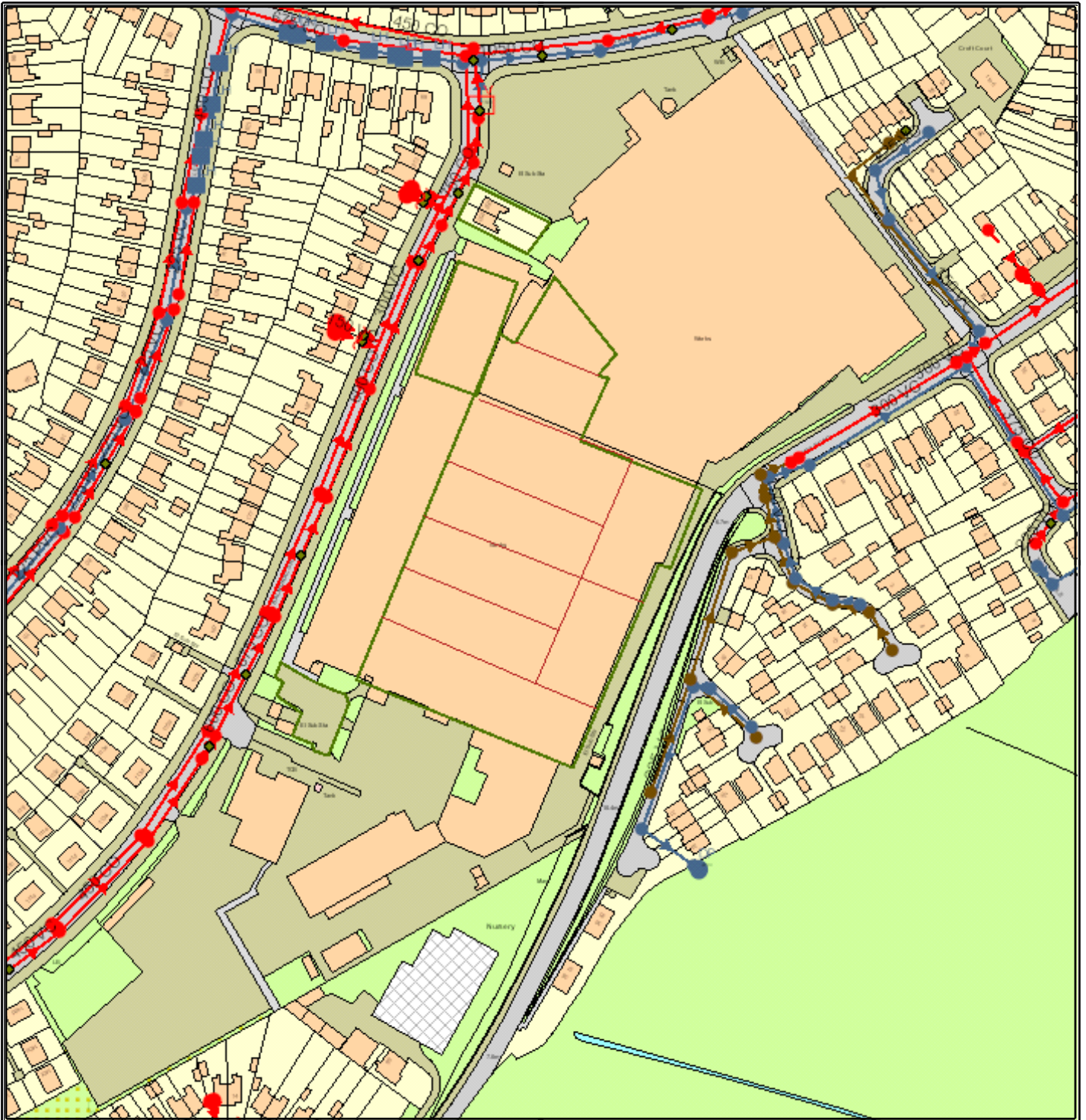
Order Summary

To help understand the implications of the Drainage and Water Enquiries Report a summary guide to the content the full report is provided below. This guide should be read in the context of and with reference to the full report and associated guidance notes.

The following 3 classifications have been used to highlight whether or not the response to a particular question is something that would normally be expected or otherwise. The classifications are intended purely as a guide to assist in the understanding of the report and do not imply that the property is fit to purchase or otherwise and this decision will rest with the prospective purchaser and their professional advisers.

- ✓ This response represents the typical situation for a property.
- ⚠ The attention of the purchaser is drawn to this response. The purchaser may wish to make further investigations into this situation.
- ✗ This response represents an uncommon situation for a property and the purchaser should carefully consider its implications.

Question	Report Schedule	Answer
1	Where relevant, please include a copy of an extract from the public sewer map.	Yes & in vicinity ✓
2	Where relevant, please include a copy of an extract from the map of waterworks.	Yes & in vicinity ✓
3	Does foul water from the property drain to a public sewer?	Public ✓
4	Does surface water from the property drain to a public sewer?	Public ✓
5	Is a surface water drainage charge payable?	Commercial - Yes ✓
6	Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?	None ✓
7	Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?	Public ✓
8	Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	Not applicable ✓
9	Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?	None ✓
10	Is the property, or part of the property, at risk of internal foul flooding due to overloaded public sewers?	No ✓
11	Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.	Yes ✓
12	Is the property connected to mains water supply?	Connected ✓
13	Are there any water mains, resource mains or discharge pipes within the boundaries of the property?	No ✓
14	Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?	No ✓
15	Is the property at risk of receiving low water pressure or flow?	No ✓
16	Please include details of a water quality analysis made by the water undertaker for the water supply zone in respect of the most recent calendar year.	Standards Met ✓
17	Please include details of any departures authorised by the Secretary of State under Part 6 of the 2000 Regulations from the provisions of Part 3 of those Regulations.	No ✓
18	Please include details of the location of any water meter serving the property.	Commercial - Internal ✓
19	Who are the Sewerage and Water Undertakers for the area?	United Utilities ✓
20	Who bills the property for sewerage services?	United Utilities ✓
21	Who bills the property for water services?	United Utilities ✓
22	What is the current basis for charging for sewerage and water services at the property?	Measured ✓
AQ 1	Is there a current trade effluent charge being levied on this property?	No ✓
AQ 2	Is there an easement affecting the property?	No ✓

SEWER RECORD (KNOWN TO US AS EX VITRATHERNE LTD) EDGED RED ON PLAN LAND AND BUILDINGS ON THE EAST SIDE OF BALMORAL DRIVE CROSSENS PR9 8LA

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.

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WASTE WATER SYMBOLOGY

Foul	Surface	Combined	Overflow	
				Manhole
				Manhole, Side Entry
				MainSewer, Public
				MainSewer, Private
				MainSewer, S104
				Rising Main, Public
				Rising Main, Private
				Rising Main, S104
				Highway Drain, Private
				Abandoned Pipe
				Sludge Main, Public
				Sludge Main, Private
				Sludge Main, S104

Foul	Surface	Combined	Foul	Surface	Combined

Foul	Surface	Combined	Foul	Surface	Combined	Overflow

MANHOLE FUNCTION		SEWER SHAPE	
FO Foul	CI Circular	TR Trapezoidal	
SW Surface Water	EC Egg	AR Arch	
CO Combined	OV Oval	BA Barrel	
OV Overflow	FT Flat Top	HO HorseShoe	
	RE Rectangular	UN Unspecified	
	SQ Square		
SEWER MATERIAL			
AC Asbestos Cement	DI Ductile Iron		
BR Brick	VC Vitrified Clay		
CO Concrete	PP Polypropylene		
CSB Concrete Segment	PF Pitched Fibre		
CSU Concrete Segment	MA Masonry, Coursed		
CC Concrete Box Culverted	MA Masonry, Random		
PSC Plastic / Steel	RP Reinforced Plastic		
GR Glass Reinforced	CI Cast Iron		
GRP Glass Reinforced	SI Spun Iron		
PVC Polyvinyl Chloride	ST Steel		
PE Polyethylene	U Unspecified		

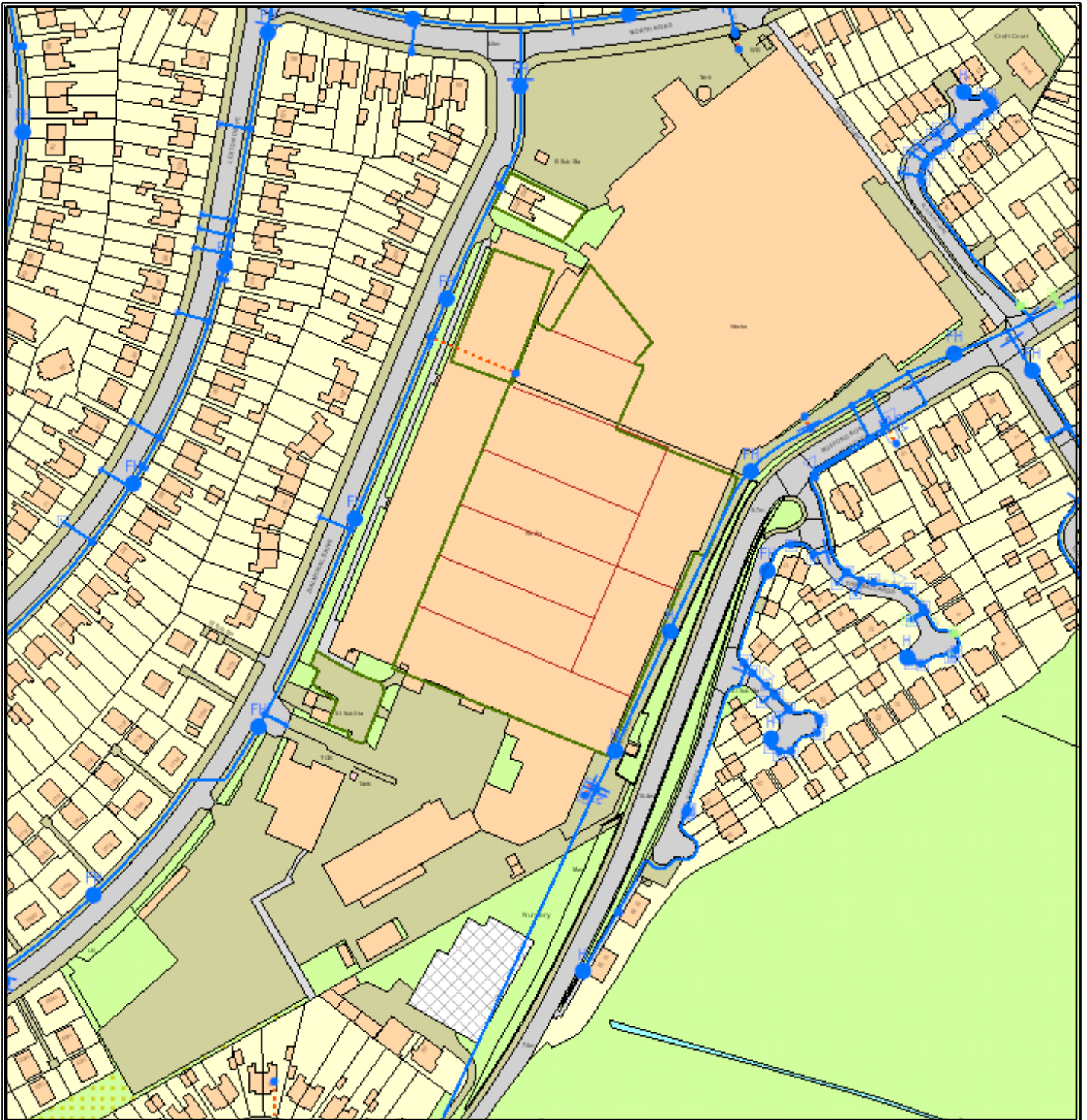
CLEAN WATER SYMBOLOGY

PIPE WORK	PIPE WORK	NODES/FURNITURES	NODES/FURNITURES
Live	Proposed	Live	Proposed

ABANDONED PIPE	ABANDONED PIPE

PROPERTY TYPES	PROPERTY TYPES
Live	Proposed

MATERIAL TYPES		LINING TYPES	
AC ASBESTOS CEMENT	CL CEMENT LINING	TB TAR OR BITUMEN	
CI CAST IRON	CU COPPER	ERL EPOXY RESIN	
CO CONCRETE	DI DUCTILE IRON		
GI GALVANISED IRON	OT OTHERS		
GR GREY IRON	PB LEAD		
OT OTHERS	PV UPVC		
PB LEAD	SI SPUN IRON		
PV UPVC	ST STEEL		
SI SPUN IRON	UN UNKNOWN		
ST STEEL	PE POLYETHYLENE		
UN UNKNOWN			
PE POLYETHYLENE			

WATER RECORD (KNOWN TO US AS EX VITRATHERNE LTD) EDGED RED ON PLAN LAND AND BUILDINGS ON THE EAST SIDE OF BALMORAL DRIVE CROSSENS PR9 8LA

The position of underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. The actual positions may be different from those shown on the plan and private pipes, sewers or drains may not be recorded. United Utilities Water PLC will not accept any liability for any damage caused by the actual positions being different from those shown.

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Question 1 Where relevant, please include a copy of an extract from the public sewer map.

Answer **A copy of an extract of the public sewer map within the vicinity of the property is included.**

Informative

1. The Water Industry Act 1991 defines Public Sewers as those which (United Utilities) have responsibility for. Other assets and rivers, water courses, ponds, culverts or highway drains may be shown for information purposes only.
2. Any private sewers or lateral drains which are indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended these details be checked with the developer.
3. The Sewerage Undertaker has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of the Sewerage Undertaker or its contractors needing to enter the property to carry out work.

Question 2 Where relevant, please include a copy of an extract from the map of waterworks.

Answer **A copy of an extract of the map of waterworks is included, showing water mains, resource mains or discharge pipes in the vicinity of the property.**

Informative

The "water mains" in this context are those which are vested in and maintainable by the Water Undertaker under statute.

Assets other than public water mains may be shown on the plan, for information only.

Water Undertakers are not responsible for private supply pipes connecting the property to the public water main and do not hold details of these. These may pass through land outside of the control of the seller, or may be shared with adjacent properties. The buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

If an extract of the public water main record is enclosed, it will show known public water mains in the vicinity of the property. It should be possible to estimate the likely length and route of any private water supply pipe connecting the property to the public water network.

The presence of a public water main running within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Question 3 Does foul water from the property drain to a public sewer?**Answer** **Records indicate that foul water from the property drains to a public sewer.**

Informative

Sewerage Undertakers are not responsible for any private drains or sewers that connect the property to the public sewerage system, and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility, with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

If foul water does not drain to the public sewerage system the property may have private facilities in the form of a cesspit, septic tank or other type of treatment plant.

If an extract from the public sewer map is enclosed, this will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 4 Does surface water from the property drain to a public sewer?**Answer** **Records indicate that surface water from the property does drain to a public sewer.**

Informative

Sewerage Undertakers are not responsible for any private drains or sewers that connect the property to the public sewerage system and do not hold details of these.

The property owner will normally have sole responsibility for private drains serving the property and may have shared responsibility with other users, if the property is served by a private sewer which also serves other properties. These may pass through land outside of the control of the seller and the buyer may wish to investigate whether separate rights or easements are needed for their inspection, repair or renewal.

In some cases, Sewerage Undertakers' records do not distinguish between foul and surface water connections to the public sewerage system. If on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.

If surface water does not drain to the public sewerage system the property may have private facilities in the form of a soakaway or private connection to a watercourse.

If an extract from the public sewer map is enclosed, this will show known public sewers in the vicinity of the property and it should be possible to estimate the likely length and route of any private drains and/or sewers connecting the property to the public sewerage system.

Question 5 Is a surface water drainage charge payable?**Answer** **Records confirm that a surface water drainage charge is payable for the property.**

Informative

Where surface water from a property does not drain to the public sewerage system no surface water drainage charges are payable.

Where surface water charges are payable but if on inspection the buyer finds that the property is not connected for surface water drainage, the property may be eligible for a rebate of the surface water drainage charge. Details can be obtained from the Sewerage Undertaker.

Question 6 Does the public sewer map indicate any public sewer, disposal main or lateral drain within the boundaries of the property?

Answer The public sewer map included indicates that there are no public sewers, disposal mains or lateral drains within the boundary of the property. However from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map which may further prevent or restrict development of the property. If you are considering any future development at this property which may require Build over Consent, please email our Development Services Team at WastewaterDeveloperServices@uuplc.co.uk for further advice.

Informative The approximate boundary of the property has been determined by reference to the Ordnance Survey record or the map supplied.
The presence of a public sewer running within the boundary of the property may restrict further development. United Utilities has a statutory right of access to carry out work on its assets, subject to notice. This may result in employees of United Utilities or its contractors needing to enter the property to carry out work.
Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details be checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract, for information only.

Question 7 Does the public sewer map indicate any public sewer within 30.48 metres (100 feet) of any buildings within the property?

Answer The public sewer map included indicates that there is a public sewer within 30.48 (100 feet) of a building within the boundary of the property. However from the 1st October 2011 there may be additional public sewers, disposal mains or lateral drains which are not recorded on the public sewer map but which may further prevent or restrict development of the property. If you are considering any future development at this property which may require Build over Consent, please email our Development Services Team at WastewaterDeveloperServices@uuplc.co.uk for further advice.

Informative From 1st October 2011 there may be additional lateral drains and/or public sewers which are not recorded on the public sewer map but are also within 30.48 metres (100 feet) of a building within the property.
The presence of a public sewer within 30.48 metres (100 feet) of the building(s) within the property can result in the Local Authority requiring a property to be connected to the public sewer. The measure is estimated from the Ordnance Survey record, between the building(s) within the boundary of the property and the nearest public sewer.
Sewers indicated on the extract of the public sewer map as being subject to an agreement under Section 104 of the Water Industry Act 1991 are not an 'as constructed' record. It is recommended that these details are checked with the developer, if any.
Assets other than public sewers may be shown on the copy extract for information only.

Question 8 Are any sewers or lateral drains serving or which are proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?

Answer **The property is part of an established development and is not subject to an adoption agreement.**

Informative This enquiry is of interest to purchasers of new property who will want to know whether or not the property will be linked to a public sewer.
Where the property is part of a very recent or ongoing development and the sewers are not the subject of an adoption application, buyers should consult with the developer to ascertain the extent of private drains and sewers for which they will hold maintenance and renewal liabilities. Final adoption is subject to the developer complying with the terms of the adoption agreement under Section 104 of the Water Industry Act 1991.

Question 9 Has a sewerage undertaker approved or been consulted about any plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain?

Answer **There are no records in relation to any approval or consultation about plans to erect a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain. However, the sewerage undertaker might not be aware of a building or extension on the property over or in the vicinity of a public sewer, disposal main or drain.**

Informative From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership and the sewerage undertaker may not have granted approval or been consulted about any plans to erect a building or extension on the property over or in the vicinity of these assets.
Prior to 2003 United Utilities Water PLC had sewerage agency agreements with the local authorities therefore details of any agreements/consents or rejections may not have been forwarded on to our offices before this date.
Buildings or extensions erected over a sewer in contravention of building controls may have to be removed or altered.

Question 10 Is the property, or part of the property, at risk of internal foul flooding due to overloaded public sewers?

Answer **The property is not recorded as being at risk of internal flooding due to overloaded public sewers. From the 1st October 2011 private sewers, disposal mains and lateral drains were transferred into public ownership it is therefore possible that a property may be at risk of internal flooding due to an overloaded public sewer which the sewerage undertaker is not aware of. For further information it is recommended that enquiries are made of the vendor.**

Informative

1. A sewer is "overloaded" when the flow from a storm is unable to pass through it due to a permanent problem (e.g. flat gradient, small diameter). Flooding as a result of temporary problems such as blockages, siltation, collapses and equipment or operational failures are excluded.
2. "Internal flooding" from public sewers is defined as flooding, which enters a building or passes below a suspended floor. For reporting purposes, buildings are restricted to those normally occupied and used for residential, public, commercial, business or industrial purposes.
3. "At Risk" properties are those that the Sewerage Undertaker is required to include in the Regulatory Register that is reported annually to the Director General of Water Services. These are defined as properties that have suffered or are likely to suffer internal flooding from public foul, combined or surface water sewers due to overloading of the sewerage system more frequently than the relevant reference period (either once or twice in ten years) as determined by the Sewerage Undertaker's reporting procedure.
4. Flooding as a result of storm events proven to be exceptional and beyond the reference period of one in ten years are not included in the At Risk Register.
5. Properties may be at risk of flooding but not included in the Register where flooding incidents have not been reported to the Sewerage Undertaker.
6. Public sewers are defined as those for which the Sewerage Undertaker holds statutory responsibility under the Water Industry Act 1991.
7. It should be noted that flooding can occur from private sewers and drains which are not the responsibility of the Sewerage Undertaker. This report excludes flooding from private sewers and drains and the Sewerage Undertaker makes no comment upon this matter.

Question 11 Please state the distance from the property to the nearest boundary of the nearest sewage treatment works.

Answer **The nearest Sewage Treatment Works is 0.73 miles (1.171 km), North West of the property. The name of the Sewage Treatment Works is SOUTHPORT (BANK END) WWTW.**

The owner is United Utilities.

Informative

The nearest sewage treatment works will not always be the sewage treatment works serving the catchment within which the property is situated i.e. the property may not necessarily drain to this works.

The Sewerage Undertaker's records were inspected to determine the nearest sewage treatment works.

It should be noted therefore that there may be a private sewage treatment works closer than the one detailed above that has not been identified. As a responsible utility operator, United Utilities Water PLC seeks to manage the impact of odour from operational sewage works on the surrounding area. This is done in accordance with the "Code of Practice on Odour Nuisance from Sewage Treatment Works" issued via the Department of Environment, Food and Rural Affairs (DEFRA). This Code recognises that odour from sewage treatment works can have a detrimental impact on the quality of the local environment for those living close to works. However DEFRA also recognises that sewage treatment works provide important services to communities and are essential for maintaining standards in water quality and protecting aquatic based environments. For more information visit www.unitedutilities.com.

Question 12 Is the property connected to mains water supply?**Answer** **Records indicate that the property is connected to mains water supply.**

Informative Details of private supplies are not kept by the Water Undertaker. The situation should be checked with the current owner of the property.

Question 13 Are there any water mains, resource mains or discharge pipes within the boundaries of the property?**Answer** **The map of waterworks does not indicate any water mains, resource mains or discharge pipes within the boundaries of the property.**

Informative The boundary of the property has been determined by reference to the Ordnance Survey record. The presence of a public water main within the boundary of the property may restrict further development within it. Water Undertakers have a statutory right of access to carry out work on their assets, subject to notice. This may result in employees of the Water Undertaker or its contractors needing to enter the property to carry out work.

Question 14 Is any water main or service pipe serving or which is proposed to serve the property the subject of an existing adoption agreement or an application for such an agreement?**Answer** **Records confirm that water mains or service pipes serving the property are not the subject of an existing adoption agreement or an application for such an agreement.**

Informative This enquiry is of interest to purchasers of new premises who will want to know whether or not the property will be linked to the mains water supply.



G. Sefton Borough Council Local Plan Site Assessments

SEFTON LOCAL PLAN: SITE ASSESSMENT FORM

Site Reference	AS28	Settlement Area	Southport	Policy ref (if applicable)	MN2.3	
SiteAddress	Phillip's Site, Balmoral Drive					
SiteType	Potential Housing Allocation				SiteArea(Ha)	6



Proximity of the site to key services

Proportion of Site (%) with:

	High accessibility		Medium accessibility		Low accessibility	
	%	(<800m)	%	(<1,200m)	%	(>1,200m)
Train Stations	0	<800m	0	<1,200m	100	>1,200m
Frequent Bus Stops	100	<400m	0	<800m	0	>800m
Primary School	100	<800m	0	<1,200m	0	>1,200m
District Local Centres	100	<800m	0	<1,200m	0	>1,200m
Neighbourhood Park	100	<600m	0	<900m	0	>900m
GPs/Health Centres	3.3	<800m	96.7	<1,200m	0	>1,200m

Site specific / wider benefits

Comments

1. Would site involve redevelopment of Brownfield land?	Yes	Brownfield industrial site - part vacant, part occupied by commercial uses
2. Would the development provide new or improved Road / Rail infrastructure?	No	
3. Would the site offer any other specific benefit?	No	
4. Would the site contribute to the wider regeneration of a deprived area?	No	
5. Would the site create jobs in an area of high unemployment?	No	
6. Would the site provide affordable housing in an area of high need?	Yes	Would contribute to meeting high affordable housing need in Southport.
7. Would the site meet any other wider need or provide other benefits?	No	

Constraints to Development

Constraint	Constraint severity	Constraint description
1. Ecology	Minor Constraint	Some existing buildings have barn owl potential
2. HRA	Screened Out	
3. Flood Risk	Moderate Constraint	Approximately 20% of the site is in Flood Zone 3 and a further 70% of the site is within Flood Zone 2 (tidal flood risk). However, once existing flood defences are taken into account the site would not be at risk from a 1:1000 year event. There is a risk of surface water flooding on parts of the site.
4. Sequential Test	Pass	Site is in Flood Zone 1 once existing flood defences are taken into account, as confirmed by the SFRA.
5. Heritage	Minor Constraint	Site contains buildings of local heritage interest
6. Pollution	Moderate Constraint	Potential for contamination given historic uses.
7. Site Access	Minor Constraint	Access should be taken onto Balmoral Drive or North Road. There is an opportunity to create pedestrian linkages through the site between Balmoral Drive and Rufford Road / Bankfield Lane.
8. Network Capacity	Moderate Constraint	In principle, this development could be accommodated upon the network, subject to a satisfactory Transport Assessment. The cumulative effect of other potential developments within this area of the borough would need to be considered. An assessment of the junction at Marshside Road and Cambridge Road would need to be included within the Transport Assessment.
9. Accessibility Improvements	N/A	Good permeability for pedestrians and cyclists would be expected between Balmoral Drive and Rufford Road / Bankfield Lane. Some modest off-site improvements to enhance the accessibility of the site by sustainable travel modes are likely to be required.
10. BMV Agricultural Land	No Constraint	Urban site not in agricultural use.
11. Landscape	No Constraint	Urban site - not assessed for landscape value.
12. Ground Conditions	Moderate Constraint	Sub-strata is generally sand overlying peat layers, and new developments in this vicinity are on raft or piled foundations.
13. Utility Infrastructure	Minor Constraint	Waste water network upgrade might be required
14. Other Constraint	No Constraint	No known other issues

Green Belt Purposes

	Impact	Comments
1. To check the unrestricted sprawl of large built-up areas	None	Not Applicable - urban site
2. To prevent towns merging into one-another	None	Not Applicable - urban site
3. To safeguard the countryside from encroachment	None	Not Applicable - urban site
4. To preserve the setting and special character of historic towns	None	Not Applicable - urban site
5. To assist urban regeneration	None	Not Applicable - urban site

Delivery Considerations

Constraint type	Yes/No	Comments
1. Does the owner wish to promote the site for development?	Yes	
2. Are there any known viability issues?	Yes	Potential for contamination given historic uses, which may require remediation. Demolition costs may be significant.
3. Are there any known issues that would delay development?	Yes	There are lease agreements affecting part of the site

Conclusion

Site in the existing urban area and accessible to public transport and services. The site is brownfield and would contribute to meeting Southport's high affordable housing need. Parts of the site are identified on the Environment Agency's flood maps as being within Flood Zones 2 and 3. However these maps do not take account of existing flood defences - once these are factored in the entire site is in Flood Zone 1. There are no other significant constraints that apply to the site, and it is appropriate to allocate for housing in the Local Plan.