

STATEMENT OF COMMON GROUND

SEFTON LOCAL PLAN PROPOSED MODIFICATIONS JUNE 2016

MN2.14A - Land at Shorrocks Hill Lifeboat Road, Formby

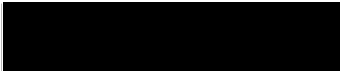
- 1.1 This is an agreed Statement of Common Ground between Sefton Council and Ascot Property Group in relation to MN2.14A - Land at Shorrocks Hill, Lifeboat Road, Formby (MN2.14A). Site MN2.14A is 3.3 hectares in extent, as illustrated in the plan appended to this Statement. It supersedes the Statement of Common Ground signed by the aforementioned parties on 8 January 2016.
- 1.2 The site is proposed for allocation for housing development in the Sefton Local Plan Proposed Modifications 2016 with an indicative site capacity of 60 dwellings.
- 1.3 Since the Proposed Modifications were published for consultation in June, the Council has made (on 23 August 2016) a provisional Tree Preservation Order (EX117 and EX118) in respect of the trees on the site. No objections were made to the Tree Preservation Order and the Council intends to adopt this in the immediate future. With its adoption the capacity of the site is likely to be reduced.
- 1.4 As a result of the serving of the above Tree Preservation Order, and until a layout based on a detailed survey of the trees on the site has been produced as part of a future planning application, the capacity of the site is likely to be reduced.
- 1.5 It is now agreed that the Sefton Local Plan Proposed Modifications should be amended to allocate Site MN2.14A with an indicative site capacity of 34 dwellings. It is also agreed that this should be subject to the following site specific requirements in Appendix 1 of the Local Plan;

Development of this site must:

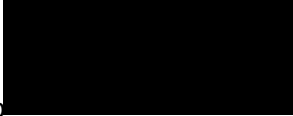
- *Provide for the long-term management of the adjacent woodland Local Wildlife Site between the site and Formby Point Caravan Park;*
- *Provide for full access into the area of woodland between the site and Formby Point Caravan Park;*
- *Extend the existing Formby No. 52 Bridleway through the woodland area from Lifeboat Road to Alexandra Road;*
- *Provide a new 100¹ space public car park in the northern part of the allocation; and*
- *Provide a new public toilet block adjacent to the car park and secure its long term management.*

¹ 200 spaces in the original Statement of Common Ground

- *It is agreed that an indicative site capacity of 34 dwellings be applied to the site. This takes account of the need to accommodate a car park and a toilet block within the northern part of the site.*

Signed on behalf of Sefton Council 

Date: 31/10/16

Signed on behalf of Ascot Property Group 

Date: 28/10/16