

Your Ref: Respondent 685
Our Ref: JS/JP/1123A

22 January 2016

Carmel Edwards
Programme Officer
C/O Local Plan Team
Sefton Council
Magdalen House
30 Trinity Road
Bootle
L20 3NJ

Dear Carmel

**SEFTON LOCAL PLAN EXAMINATION
LAND AT BRACKENWAY, FORMBY (RESPONDENT NO. 685)**

HOW Planning acts on behalf of Taylor Wimpey (UK) Limited (respondent number 685) in relation to the above site. Further to last week's Hearing Session on Thursday 14th January in relation land at Brackenway, Formby; I write to provide information on a specific point of clarification requested by Mr Pike which related to data regarding ground levels and bank heights on the site.

The road level according to the LiDAR DTM in the hydraulic model is 6.2mAOD in the locality of the Eight Acre Brook culvert inlet not 6mAOD as specified by Mr Williams. The Formby Bypass level is approximately 6.4mAOD in the locality of the proposed entrance to the development (off the Formby Bypass) and raises further to 6.85mAOD at the inlet of the Wham Dyke culvert. The small bund (defence) adjacent to the Formby Bypass is only utilised in the 1 in 100 year plus climate change event.

The existing defence height on the right bank of the Eight Acre Brook varies considerably between 5.98mAOD and 6.44mAOD. It is overtopped in a 1 in 20 year event. By raising the defence to 6.65mAOD, the Hawksworth Drive area would be protected from fluvial flooding in a 1 in 1000 year event.

Appendix 1 of this letter also provides a response to other key points raised by Mr Pike in the Hearing Session.

I trust that this information provides clarity with regard to the Inspector's queries and I would be grateful if the Inspector is able to consider the information provided.

Planning and Environmental Advisers

Partners:

Gary Halman BSc FRICS MRTPI
Richard Woodford BA (Hons) BSc BTP MRICS MRTPI
Jon Suckley MTCP (Hons) MRTPI
Richard Barton BSc (Hons) MA MRTPI
Fiona Woodford
Julie Halman

Associates:

Daniel Brown BA DipTP MRTPI
Keith Jones BA (Hons) MSc MRTPI
Chris Peacock BSc MA CEnv MIEMA
Conor Vallyley MTCP MRTPI

HOW Planning LLP

Registered Office: 40 Peter Street, Manchester M2 5GP
Registered in England and Wales Registered Number: OC318465
HOW Planning LLP is a Limited Liability Partnership
Any reference to Partner means a member of HOW Planning LLP

Yours sincerely



Jon Suckley

Partner

Direct Dial: [Redacted]

Mobile: [Redacted]

Email: [Redacted]

Cc. Kate McClean – Taylor Wimpey

NOTE FROM PROGRAMME OFFICER

Letter to Inspector from HOW Planning LLP – 22 January 2016

Re: Land at Brackenway Formby

Please note that the Inspector has not accepted the Appendix referred to in the above letter because it appears to give new information which he has not requested.