Dear Sir/Madam

LYDIATE NEIGHBOURHOOD PLAN
CONSULTATION ON SUBMISSION PLAN (REGULATION 16 STAGE)

Thank you for consulting us with the Maghull Neighbourhood Plan Submission Draft received in this office 12th June 2018.

We have reviewed the Submission Draft with regards to matters within our remit.

Environment Agency position

We have no objection to the Submission Draft but would recommend the following modification;

Paragraph xi) Policy LNP HOU1 Land North of Kenyons Lane has a requirement for the Environment Agency to be consulted. According to our flood map the site is located entirely within Flood Zone 1, considered to be low risk of fluvial/tidal flooding. As such we would not expect to see any formal planning related consultation with regards to flood risk with the exception perhaps of any request for data (historical flooding). For information this data is available at;

https://data.gov.uk/publisher/environment-agency

This requirement could be questioned because any flood risk assessment must use the most up to date information to inform its production to ensure it is pursuant to the National Planning Policy Framework. If however, it is felt beneficial to keep this requirement we suggest the wording is amended to that as set out for policy xii) LNP HOU2 Land at Lambshears Lane, repeated below for your convenience;

xii) Flood Risk - local knowledge of flooding incidents must be incorporated into the site specific flood risk assessment via a consultation exercise; and it meets the requirements of other policies in this Plan and the Local Plan, or its successor plan.
Should you wish to discuss this further please do not hesitate to contact me.

Yours faithfully

Mr [Name Redacted]
Sustainable Places Planning Advisor

Direct e-mail [Email Address Redacted]@environment-agency.gov.uk