

Sefton Council 

**Land east of Maghull
Supplementary Planning
Document**

**Strategic Environmental
Assessment
Report**

July 2017

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Non-Technical Summary

The following non-technical summary tells consultees and the general public about the Strategic Environmental Assessment (SEA) process in a simplified way. Including a non-technical is part of the European rules which require SEAs.

Introduction

Sefton Council is preparing several documents, known as Supplementary Planning Documents to give more information about policies in the Sefton Local Plan. One SPD gives details on how Local Plan policy MN3: Strategic Mixed Use Allocation - Land East of Maghull will be carried out. A SEA is needed because the SPD will affect the local environment.

Policy MN3 is for an area of land in Maghull which is identified to be used for housing, employment and a park (mixed uses). These new uses will change the environment. The Land East of Maghull SPD will help shape the layout of these uses. This SEA looks at the results these uses will have on the environment.

Background

Earlier documents provide background information for the Land East of Maghull SPD. These include:

- [SEA/Habitat Regulations Assessment \(HRA\) Final Screening Statement \(September 2015\)](#)
- [SEA Scoping Report \(April 2016\)](#)

The method used to prepare this SEA follows government guidance. The Final Screening Statement concluded that a SEA was needed because of the effect on the environment. The Scoping Report sets out what the Maghull area is like at the moment to work out what issues need to be looked at in the SEA (the Sustainability Framework). This report was checked by three official bodies: the Countryside Agency, Natural England and the Environment Agency, in February 2016. Their comments were put into the Final Scoping Report.

Testing the aims

This SEA tests the aims of the Land East of Maghull SPD against the Sustainability Framework. The aims of the SPD are to ensure that:

- The site is developed in a comprehensive, sustainable, safe and integrated manner
- Proposals within the site contribute proportionally and in a timely manner to the infrastructure required and suitable management and maintenance arrangements are in place where they are required
- High quality standards of design are achieved for the layout, landscaping, boundary treatments and green infrastructure on the site as well as for buildings and structures

- Highways and accessibility requirements set out in policy MN3 are met, including for walking and cycling
- A 'Main Park' is created to include a range of outdoor recreational facilities, flood risk mitigation and habitat creation
- Affordable and special needs housing is appropriately located and general requirements relating to housing mix are met
- Business Park requirements are met
- Local shopping and service needs are met

The Sefton Local Plan had a Sustainability Appraisal which set out 20 aims. The Aims of the Land East of Maghull SPD were tested against these and the results are set out in the table below.

SA Objective	Compatible with one or more SPD objectives
1. Encourage economic growth and investment	Yes
2. Reduce unemployment and improve skills	Yes
3. Support the rural economy	No
4. Maintain vibrant town, local and village centres	Yes
5. Provide the required infrastructure to support growth	Yes
6. Reduce inequalities and help eliminate social deprivation	No
7. Reduce crime and improve safety	Yes
8. Meet Sefton's diverse housing needs	Yes
9. Provide better access to services and facilities, particularly by walking, cycling and public transport	Yes
10. Provide environments that improve health and social care	Yes
11. Strengthen communities and help people to be involved in local decision making	No
12. Adapt and mitigate climate change	Yes
13. Reduce the risk from flooding	Yes
14. Reduce pollution	Yes
15. Reduce waste and the use of natural resources	Yes
16. Protect Sefton's valued landscape, coast and countryside	Yes
17. Bring back into use derelict and underused land and buildings	Yes
18. Protect and enhance biodiversity	Yes
19. Protect and enhance Sefton's culture and heritage	No
20. Provide a quality living environment	Yes

This shows that the Local Plan Sustainability Appraisal aims are very similar to the aims of the Land East of Maghull SPD.

Finding alternatives

Next different options are looked at to test the best approach. This was done for the Local Plan when different locations for the Business Park were looked at in the 'Sustainability Appraisal Addendum' to the Local Plan (December 2015) which can be found in the Local Plan Examination Library (document LP30, page 11 onwards) at www.sefton.gov.uk/localplan. This concluded that:
'The preferred location for the business park has been identified in the policy as in the north east of the site close to junction 1 of the M58.'

It was found that no more work was needed to find alternatives but this preferred location needed more work to look at the effect on the local environment.

Predicting the effects

The next stage is to predict and look at the positive and negative effects of the Land East of Maghull SPD on the environment as it is now. This is to see what needs to be done to help reduce any harmful effects. The summary of the key results are that the Land East of Maghull SPD is likely to have a **strong positive effect** on meeting housing needs, providing infrastructure, better access to services and facilities and high quality environments that improve health and social care. It is likely to have a **positive effect** on economic growth and investment, reducing unemployment and improving skills, and maintaining vibrant town, local and village centres.

The SPD is likely to have a **mixed effect** on flooding, climate change, protecting the landscape and biodiversity. This is because significant mitigation is required for these elements and wording is not always strong enough in the draft SPD to ensure this is provided effectively.

It is likely to have a **negative effect** on reducing pollution, waste and the use of natural resources. This is due to the fact that the land currently is undeveloped in the main and intensifying uses will impact negatively. However, the negative effects can be appropriately managed to reduce their impact and the SPD will need to ensure this is provided for.

Finally, it is likely to have an **uncertain effect** on reducing crime and improving safety again because the land currently is undeveloped and therefore is not supporting a significant population that would be affected by these issues. The SPD needs to ensure crime and safety issues are provided for.

Conclusions and future tasks

After testing the effects of the Land East of Maghull SPD it is concluded that most of these are positive or neutral. The SPD needed more work on reducing the risk from flooding, adapting to and reducing the effects of climate change, protecting landscape, coast and countryside, and protecting and improving biodiversity. These changes have been made to the SPD.

Other negative effects around pollution, reducing waste and the use of natural resources are considered to be acceptable and nothing more needs to be done to reduce any harmful effects. The effects will be monitored and the results will be recorded in the Authority Monitoring Report.

The next stage is to produce the Final SEA Report following consultation on the SPD and the accompanying SEA. It is anticipated this will take place in the spring of 2017.

Chapter 1 Introduction

Background

1.1 Sefton Council is developing a Supplementary Planning Document [SPD] to set out in more detail how Local Plan policy MN3: Strategic Mixed Use Allocation - Land East of Maghull will be implemented. This policy is provided at Appendix 1 of this report.

1.2 A consideration when drawing up SPDs is their effect on the environment and people's quality of life, both now and in the future. Whilst SPDs are no longer required to be subject to a Sustainability Appraisal, to assess how its implementation will affect economic, social and environmental issues, a **Strategic Environmental Assessment** may be required depending on the likely impact it will have on the environment. Since it has been determined that the Land East of Maghull SPD will have a significant environmental impact (see below) a Strategic Environmental Assessment has been deemed to be necessary.

Land East of Maghull Supplementary Planning Document

1.3 The Land East of Maghull SPD seeks to create a high quality, sustainable mixed use development incorporating other uses such as employment (supported by appropriate infrastructure), whilst taking into account environmental issues. The principle of development at the site is established in the Local Plan; however the layout of different uses within the site will be influenced by the SPD. The layout of employment, open space and residential uses for example has implications for the environment.

1.4 The context of the site in the local area and within the borough is given in Figure 1 below.

Strategic Environmental Assessment

1.5 Strategic Environmental Assessment (SEA) is required by an EU Directive (2001/42/EC) to assess the effects of certain plans and programmes on the environment. This Directive is often referred to as the "SEA Directive". SPDs have the potential to cause significant environmental effects, and are therefore required to be screened for SEA to ensure that significant negative environmental effects are minimised and the positive environmental effects are maximised.

1.6 In September 2015 the Council determined, in consultation with Natural England, the Environmental Agency and Historic England, that the Land East of Maghull SPD is likely to have significant environmental impacts and that a Strategic Environmental Assessment is required.

1.7 Whilst it is no longer a requirement to subject a SPD to a sustainability appraisal the requirements of the SEA directive do require consideration to be given to issues such as population, human health and cultural heritage. As such the Council will use its Sustainability Appraisal framework as a starting point for the assessment as this covers a wide range of issues.

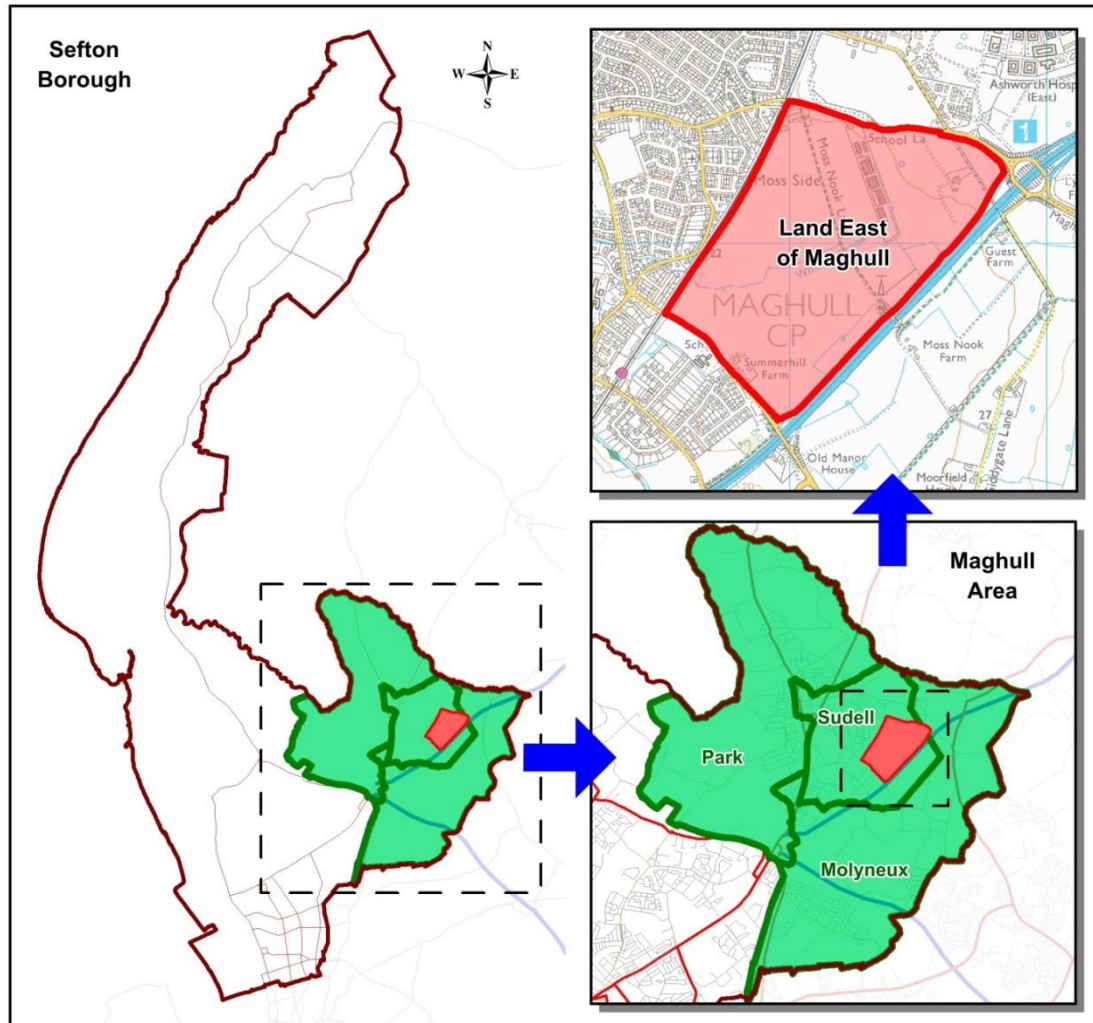


Figure 1: Land East of Maghull – Site context – Source: Sefton Council

Format of this Report

1.8 This is the draft Strategic Environmental Assessment (SEA) Report for the Land East of Maghull SPD. The previous stages of the Strategic Environmental Assessment process included the following Sefton Council documents for the Land East of Maghull SPD:

- [SEA/Habitat Regulations Assessment \(HRA\) Final Screening Statement \(September 2015\)](#)
- [SEA Scoping Report \(April 2016\)](#)

1.9 The following methodology has been used to produce the SEA Report. This is based on the ODPM Guidance 'A Practical Guide to the Strategic Environmental Assessment Directive'.

Task A1

Review of Plans and Policies [set out Chapter 2 of the Scoping Report]

1.10 A list of existing plans and policies was compiled and these were reviewed in order to establish any links with the Land East of Maghull site. For each plan or policy, the aims and objectives were identified as well as the implications for the SPD and the SEA. Appendix 2 of the Scoping Report lists the documents reviewed. The identification of key issues helped to inform the Sustainability Framework and the type of baseline information to be collected.

Task A2

Developing Baseline Information [set out in Chapter 3 of the Scoping Report]

1.11 Baseline data was collected in order to establish the current conditions within the Maghull area. The baseline information has been collated to establish the following issues:

- The current situation and if it is improving or getting worse
- Any targets or thresholds to be met
- If any particularly sensitive/important environments will be harmed
- If the problems are reversible or irreversible
- If there have been cumulative problems in the past and whether there will be in the future

Task A3

Identifying Sustainability Issues [set out in Chapter 4 of the Scoping Report]

1.12 The baseline data was analysed and key themes for improvement were extracted. These were used to inform the sustainability objectives in the Sustainability Framework.

Task A4

Developing the Sustainability Framework [set out in Chapter 5 the Scoping Report]

1.13 The Sustainability Framework is built using key issues from the baseline information, the review of the plans and policies and the objectives of the local plan. These key objectives are then broken down into smaller ones along with the key indicators, which will be used to monitor the situation.

Task A5

Consultation [set out in Chapter 6 of the Scoping Report, Final Version]

1.14 The Scoping Report was sent to the three Statutory Consultees: the Countryside Agency, Natural England and the Environment Agency, in February

2016. Their comments and any necessary changes to the Scoping Report have been incorporated into the SEA Scoping Final Report. This is available at:

<https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan-and-modifications-and-neighbourhood-planning/emerging-supplementary-planning-documents.aspx>

Task B1

Testing the SPD objectives [set out Chapter 2 of this report]

1.15 The objectives of the SPD are tested against the Sustainability Framework. This is to identify areas of comparability and areas of inconsistency in order to refine the objectives of the SPD where this is necessary.

Task B2

Developing the SPD options [set out Chapter 3 of this report]

1.16 This section considers how the preferred option is chosen from the range of reasonable options and the reasons for this choice.

Tasks B3, B4 and B5

Predicting, evaluating and mitigating the effects of the SPD [set out Chapter 4 of this report]

1.17 The effects of the SPD on the environmental baseline are predicted then evaluated to identify trends and set out short, medium and long-term, permanent and temporary effects. This process enables necessary mitigation to be identified and put in place to reduce or off-set any significant adverse effects.

Chapter 2

Task B1: Testing the SPD objectives

Aim: Test the objectives of the SPD against the Sustainability Framework to identify areas of compatibility and inconsistency to allow the SPD to be refined.

2.1. The aims of the SPD are to ensure that:

- The site is developed in a comprehensive , sustainable, safe and integrated manner
- Proposals within the site contribute proportionally and in a timely manner to the infrastructure required and suitable management and maintenance arrangements are in place where they are required
- High quality standards of design are achieved for the layout, landscaping, boundary treatments and green infrastructure on the site as well as for buildings and structures
- Highways and accessibility requirements set out in policy MN3 are met, including for walking and cycling
- A 'Main Park' is created to include a range of outdoor recreational facilities, flood risk mitigation and habitat creation
- Affordable and special needs housing is appropriately located and general requirements relating to housing mix are met
- Business Park requirements are met
- Local shopping and service needs are met

2.2. The compatibility of the SPD objectives with the SA objectives developed as part of Task A4 in Chapter 5 of the Scoping Report are now assessed. The results are summarised in Figure 2 below.

SA Objective	Compatible with one or more SPD objectives
1. Encourage economic growth and investment	Yes
2. Reduce unemployment and improve skills	Yes
3. Support the rural economy	No
4. Maintain vibrant town, local and village centres	Yes
5. Provide the required infrastructure to support growth	Yes
6. Reduce inequalities and help eliminate social deprivation	No
7. Reduce crime and improve safety	Yes
8. Meet Sefton's diverse housing needs	Yes
9. Provide better access to services and facilities, particularly by walking, cycling and public transport	Yes
10. Provide environments that improve health and social care	Yes
11. Strengthen communities and help people to be involved in local decision making	No
12. Adapt and mitigate climate change	Yes

SA Objective	Compatible with one or more SPD objectives
13. Reduce the risk from flooding	Yes
14. Reduce pollution	Yes
15. Reduce waste and the use of natural resources	Yes
16. Protect Sefton's valued landscape, coast and countryside	Yes
17. Bring back into use derelict and underused land and buildings	Yes
18. Protect and enhance biodiversity	Yes
19. Protect and enhance Sefton's culture and heritage	No
20. Provide a quality living environment	Yes

Figure 2: Compatibility of Local Plan Objectives with SA Objectives

2.3. It can be seen from Figure 2 that there is a high degree of compatibility between the Local Plan objectives and the SA objectives.

Chapter 3

Task B2: Developing the SPD options

Aim: Develop the preferred option for the SPD from the range of potential options and the reasons for this choice.

3.1 Another important step when seeking to develop a Supplementary Planning Document (SPD) is to test a range of options to establish the best approach. Doing this helps to test the preferred option against reasonable alternatives.

3.2 Land required for housing, employment and mixed uses is identified in policy MN2 of the Sefton Local Plan. The Land East of Maghull site is included as Policy MN2.46, supported by a site specific policy: MN3: Strategic mixed use allocation – Land east of Maghull. Part 2 of policy MN3 gives commitment that an SPD will be produced to set out detailed planning guidance and provide interpretation of other Local Plan policies relevant to the development of the site. Not to produce an SPD is therefore not an option.

3.3 In developing Local Plan policy MN3 different options were looked at for the location of the proposed Business Park within the site. These included:

- A site in the north east of the site adjacent to the motorway junction
- A linear site adjacent to the motorway,
- A linear site the northern edge of the site or
- A site at the south of the site.

The various merits of these options in Sustainability Appraisal terms are discussed in the Sustainability Appraisal Addendum to the Local Plan (December 2015) which can be viewed in the Examination Library (document LP30, page 11 onwards) at www.sefton.gov.uk/localplan. This sets out in detail the identified effects of each option against each SA topic.

3.4 The Local Plan SA Addendum concluded that:

'The preferred location for the business park has been identified in the policy as in the north east of the site close to junction 1 of the M58. This is to maximise the economic benefits of having a key location with excellent links to the strategic road network. Nevertheless the Strategic Environmental Assessment of the Supplementary Planning Document will consider in greater detail the impacts of the detailed master planning of the site.'

3.5 No further work is required to appraise the preferred option for the location of the Business Park. Further work is required to assess the environmental impacts resulting from development guided by the SPD and this is set out in the following section.

Chapter 4

Task B3-B5: Predicting, evaluating and mitigating the effects of the SPD

Aim: Predict the effects of the SPD on the environmental baseline, evaluate the effects and consider mitigating measures

4.1 The purpose of these tasks is to predict and assess the effects of the Land east of Maghull SPD on the environmental baseline. The factors relevant to the SPD were identified in Task A4 of the Scoping Report. The methodology used to carry out the SA is based on the approach suggested in the ODPM Guidance¹. The results are set out in Figure 3 below. This process is important as it enables necessary mitigation to be identified and put in place to reduce or off-set any significant adverse effects.

4.2 In Figure 3 below the strength of the positive or negative nature of each objective is illustrated as follows:

- ✓ Positive implications
- No/Negligible implications
- ✗ Negative implications
- ? Uncertainty

The commentary provides an evaluation of mitigation proposed and sets out short, medium and long-term, permanent and temporary effects.

Figure 3: Assessing SA objectives

SA Objective	Assessment of Effect	Commentary
Encourage economic growth and investment	✓	The SPD is likely to have a positive effect on bringing the site forward for economic purposes. It provides a framework to ensure that the Business Park is highly accessible, prominent and attractive to the market, with flexibility to provide for a wide range of business needs. Requiring high quality building design, landscaping and a local service centre will reinforce this. The impact of the loss of agricultural land on the rural economy will be negligible. The provision of access, servicing and perimeter landscaping is linked to progress on housing completions on each phase of the site to ensure delivery. Once completed the effect will be permanent, however it could take up to 15 years to deliver.

¹ A Practical Guide to the Strategic Environmental Assessment Directive available at <https://www.gov.uk/government/publications/strategic-environmental-assessment-directive-guidance>

SA Objective	Assessment of Effect	Commentary
Reduce unemployment and improve skills	✓	The SPD is likely to have a positive effect on enabling the site to come forward for development and providing short term job opportunities during the construction phase. In the longer term it will also provide for more local job opportunities in a wider range of occupations and skill levels than currently available through the requirement for a Business Park. <u>This benefit will be maximised through improvements to local public transport.</u> Once completed the effect will be permanent, however it could take up to 15 years to deliver.
Maintain vibrant town, local and village centres	✓	The SPD is likely to have a positive effect on town and local centres as it will lead to the creation of a large population at the edge of Maghull that will have good access [through the provision of a new bus route] to Maghull District Centre and existing local centres [through good walking and cycling links]. This positive effect will increase with time as homes are completed and occupied.
Provide the required infrastructure to support growth	✓✓	The SPD is likely to have a strong positive effect as it details a range of local infrastructure improvements required to support development and requires a comprehensive phased approach to its provision. It ensures that all developers contribute proportionately according to the number of dwellings proposed and sets out phasing mechanisms to ensure the correct infrastructure is in place at the right time. The new M58 junction 1 slip roads and Maghull North station should both be in place by late 2018. Other infrastructure will be dependent on the rate of residential completions.
Reduce crime and improve safety	?	The SPD is likely to have an uncertain effect on crime and safety. It requires development to follow best practice guidance in 'Secured by Design' to design out opportunities for crime and anti-social behaviour and requires appropriate lighting and CCTV to be provided. However, an increase in population could lead to an increase in crime, or a fear of it. It also requires a high standard of design that promotes a safe public environment such as preventing inappropriate through traffic along residential roads, ensuring pedestrian/cycle routes are accessible to all and including safety measures. The high pressure gas main could pose a safety risk

SA Objective	Assessment of Effect	Commentary
		but this is mitigated by the requirement for an easement. The area will have more traffic as a result of development but conditions will ensure this is managed effectively. The effects on crime and safety could vary with time and will be monitored.
Meet Sefton's diverse housing needs	✓✓	The SPD is likely to have a strong positive effect on meeting diverse housing needs through significantly increasing the numbers of homes in the local area by at least 1,400, incorporating a range of housing types and tenures (including market, affordable and special needs housing). At least 2 dedicated older persons housing schemes (reserved for residents of 55 and over) each comprising at least 25 dwellings are also required. Once completed the effect will be permanent, however it could take up to 15 years to deliver.
Provide better access to services and facilities, particularly by walking, cycling and public transport	✓✓	The SPD is likely to have a strong positive effect on accessing services by sustainable means by creating an integrated, sustainable environment that links well to the existing urban settlement and the proposed new services. It sets out provision for a subsidised bus route, well designed, safe walking and cycling routes and requires higher density and elderly persons' development closest to the two Maghull train stations. The bus service will be subsidised for a period of 5 years after which its continuation will be market dependent. The other effects will be permanent, however they could take up to 15 years to deliver.
Provide environments that improve health and social care	✓✓	The SPD is likely to have a strong positive effect on health and social care by requiring the South Sefton Clinical Commissioning Group to establish whether there is a need for a health centre/GP surgery within the new local centre. The 'main park' and footpath/cycleway network will give a wide range of high quality opportunities for safe informal exercise, relaxation and active travel, secured through phased developer contributions. New shops will provide opportunities for people to buy healthy food locally. Once completed the effects will be permanent, however they could take up to 15 years to deliver.
Adapt and mitigate	✓/✗	The SPD is likely to have a mixed effect on adapting to and mitigating climate change.

SA Objective	Assessment of Effect	Commentary
climate change		<p>Locating the 'main park' either side of Whinney Brook in areas of flood zones 2 and 3, providing for a landscaping network of the whole site and providing for the long term management and maintenance of multifunctional open space will promote resilience to climate change.</p> <p>Employment and housing will result in an increase in traffic, but the effects of this can be reduced through measures in the SPD to encourage greater use of public transport, walking and cycling and the requirement for a subsidized bus route through the site. Mitigation for flooding is required before development commences and buildings must avoid flood zones 2 and 3. The effect will be permanent unless climate change is more severe than planned for.</p>
Reduce the risk from flooding	<p style="text-align: center;">✓/✗</p>	<p>The SPD is likely to have mixed effect on flooding. Development can increase flood risk on site and downstream if it is not appropriately mitigated. The SPD requires the 'main park' either side of Whinney Brook to be a multifunctional open space, to include flood risk mitigation. The SPD requires strengthening to ensure the site does not contribute to increased flood risk on the site and elsewhere by ensuring the risk to residential properties is mitigated by preventing residential development in Flood Zones 2 or 3 and managing risk effectively through an integrated approach. Sustainable drainage systems are required where appropriate, and their long term management and maintenance. Mitigation for flood risk is required before development commences and the effect should be permanent but wording in the SPD needs strengthening.</p>
Reduce pollution	<p style="text-align: center;">✗</p>	<p>The SPD is likely to have a negative effect on pollution. The process of developing the site will lead to an increase in pollution (air, noise and vibration) and the use of the site following completion will increase pollution from traffic and potential uses on the Business Park. However, the SPD reduces these negative effects by locating the Business Park close to the motorway junction to reduce traffic through residential areas, encouraging train and bus use and walking and cycling, requiring landscaped buffer zones to the</p>

SA Objective	Assessment of Effect	Commentary
		motorway and railway. Better access to local jobs by public transport should reduce the need to travel outside Sefton for work. The effect is likely to vary over time with changes in legislation and technology that controls emissions.
Reduce waste and the use of natural resources	x	The SPD is likely to have a negative effect on waste and the use of natural resources. The process of developing the site will lead to an increase in both these elements and the use of the site following completion will increase waste and householders and businesses will use natural resources. However, the SPD reduces these negative effects by requiring buildings to be designed to maximise solar gain, the environment to be designed to maximise walking, cycling and use of public transport and providing appropriate storage for domestic and business recycling. Standards for energy and waste are set nationally and the effect is likely to vary over time with changes in legislation and technology.
Protect Sefton's valued landscape, coast and countryside	✓/x	The SPD is likely to have a mixed effect on protecting valued landscape, coast and countryside. The process of developing the site will lead to a loss of grade 3a and grade 2 agricultural land which the bird populations from the Special Protection Areas/Ramsar sites may use as supporting habitat. The SPD must require a site specific Habitats Regulations Assessment to provide appropriate protection for these bird populations. A new park will be created helping to relieve recreational pressure on the Sefton Coast. Once developed, the park will be permanent.
Bring back into use derelict and underused land and buildings	-	The SPD is likely to have a negligible effect on derelict land as the Maghull area does not experience these problems to any extent. The SPD will enable the removal of derelict and unsightly glass houses on the site, but these only cover a small area. Once removed, the effect will be permanent.
Protect and enhance biodiversity	✓/x	The SPD is likely to have a mixed effect on biodiversity. Development can destroy or disrupt habitats and the plant and animal species they support. However, the SPD requires ecological enhancement and habitat creation (including wetland habitats) in the new 'main park' and in the

SA Objective	Assessment of Effect	Commentary
		landscaping network. It also makes provision for controlling invasive plant species as a result of development and land management so, once completed, the effects will be permanent.
Provide a quality living environment	✓✓	The SPD is likely to have a strong positive effect on providing a quality living environment by creating a well-designed and distinctive urban extension with areas of distinguishable character and identity. It requires comprehensive design policies and a masterplan that show and ensure this can be achieved and includes definitions of what constitutes good design. It ensures these will be provided by linking planning permissions to legal agreements for the improvement, provision, management and maintenance of infrastructure, services and facilities, open spaces to ensure quality is maintained into the future. Once completed the effects will be permanent, however they could take up to 15 years to deliver.

4.3 To summarise the SPD is likely to have a **strong positive effect** on:

- Providing the required infrastructure to support growth
- Meeting Sefton’s diverse housing needs
- Providing better access to services and facilities, particularly by walking, cycling and public transport
- Providing environments that improve health and social care, and
- Providing a quality living environment

It is likely to have a **positive effect** on:

- Encouraging economic growth and investment
- Reducing unemployment and improving skills, and
- Maintaining vibrant town, local and village centres.

The main difference between the positive effects is in the timescale required to secure their effect.

4.4 The SPD is likely to have a **negligible effect** on bringing derelict and underused land and buildings back into use, mainly because there is only a small amount of this type of land on the site and it is not a problem in the wider Maghull area.

4.5 The SPD is likely to have a **mixed effect** on:

- Reducing the risk from flooding
- Adapting to and mitigating climate change
- Protecting Sefton’s valued landscape, coast and countryside, and

- Protecting and enhancing biodiversity.

This is because significant mitigation is required for these elements and wording is not always strong enough in the draft SPD to ensure this is provided effectively.

4.6 The SPD is likely to have a **negative effect** on:

- Reducing pollution, and
- Reducing waste and the use of natural resources.

This is due to the fact that the land currently is undeveloped in the main and intensifying uses will impact negatively. However, the negative effects can be appropriately managed to reduce their impact and the SPD will need to ensure this is provided for.

7.7 Finally, the SPD is likely to have an **uncertain effect** on reducing crime and improving safety again because the land currently is undeveloped and therefore is not supporting a significant population that would be affected by these issues. The SPD needs to ensure crime and safety issues are provided for.

Chapter 5

Conclusions and future tasks

5.1 The SEA framework is used to identify where the draft SPD needs to be altered or strengthened in order to address any issues identified.

5.2 Drawing on the review of the context [Task A1] and baseline [Task A2] set out in the Scoping Report, a range of environmental/sustainability issues were identified that should be a focus of SEA [Task A3]. These issues were used as a basis for determining the SEA framework for undertaking the appraisal.

5.3 As the Sefton Local Plan was subject to a Strategic Environmental Assessment [as part of the Sustainability Appraisal] the starting point for this SEA framework was Sefton's approved list of 20 Sustainability Objectives. Each of these was considered in turn, taking into account the previous stages, to determine if it should form part of the framework for appraisal of the Land East of Maghull SPD and why (Scoping Report, Task A4).

Consultation

5.4 A key component of the Strategic Environmental Appraisal process is consultation with stakeholders [Task A5]. Consultation is required to include the statutory environmental consultees: Natural England, the Environment Agency and Historic England. Consultation seeks to:

- Ensure the SEA is comprehensive and robust enough to support the SPD during the later stages of full public consultation
- Advise on the appropriateness of the SEA 'sustainability' objectives
- Advise on the appropriateness of the key SEA 'sustainability' issues
- Advise on the comprehensiveness of the baseline data

5.6 Consultation on the SEA Scoping Report took place during February and March 2016. The comments received are reported in the Final Scoping Report along with the modifications made to the SEA Scoping Report as a result of the consultation. This is available on the website.

5.4 The work undertaken in the previous stages has been brought forward into this draft SEA. The relevant objectives from Task A4 are used form a framework for assessing the Land East of Maghull SPD. First the SPD objectives are tested against the Sustainability Framework to identify areas of compatibility and inconsistency to allow the SPD to be refined [Task B1]. This concluded that there high degree of compatibility between the Local Plan objectives and the SA objectives.

Testing objectives and developing options

5.5 The work undertaken to test a range of options for the approach to the SPD, specifically the location of the Business Park, is set out [Task B2] and concluded that no further work is required to appraise the preferred option for the location of the Business Park. However, it also concluded that further work is required to assess the environmental impacts resulting from development guided by the SPD.

Predicting the effects

5.6 Having carried out a detailed analysis of the effects of the SPD it is concluded that the majority of these are positive or neutral. The aspects of the SPD that need strengthening are in the areas of reducing the risk from flooding, adapting to and mitigating climate change, protecting landscape, coast and countryside, and protecting and enhancing biodiversity. These changes will be brought forward into the SPD.

5.7 Other negative effects around pollution, reducing waste and the use of natural resources are considered to be justifiable and no further mitigation is thought to be required. It is considered that preparing the Land East of Maghull SPD is generally positive when considering sustainable development.

Monitoring

5.8 It is proposed to monitor the significant environmental effects of implementing the SPD against the baseline position as set out in the Local Plan. The impacts will be measured by monitoring the following indicators:

- Amount of floorspace developed for employment
- Number and type of jobs created on the site
- Numbers of vacant units in Maghull District Centre
- Amount of investment secured by section 106/CIL for infrastructure improvements
- Number of affordable and special needs homes provided on site
- Number and % of homes within easy reach [400m] of a bus stop or rail station
- Length of new and retained walking and cycle paths within site
- Area of new public open space provided on site
- Number and type of recreation facilities provided on site
- Count or measure of Sustainable Drainage features
- Number of homes built on flood zone 3
- Achievement of Green Flag status for new park

5.9 The results will be recorded in the Authority's Monitoring Report.

Future tasks

5.10 The Figure 4 below lists the outputs of the SEA for the Land East of Maghull SPD. It shows which stages have been completed and when.

SEA Output	Stage	Date
SEA Scoping Report	Completed	March 2016
Draft SEA Report	Completed – this report	January 2017
Final SEA Report	To be carried out	Following consultation on the draft SEA and SPD
Monitoring the Land East of Maghull SPD	To be carried out	Ongoing from completion of the Final SEA Report

Figure 4: Stages of the SEA

5.11 Figure 4 shows that the final SEA report is the next stage and this will be produced following consultation on the SPD and the accompanying SEA. It is anticipated this will take place in the spring of 2017.

Appendix 1

Local Plan policy MN3: Strategic mixed-use allocation – Land East of Maghull²

MN3 STRATEGIC MIXED USE ALLOCATION - LAND EAST OF MAGHULL

1. Land East of Maghull (shown on the ~~Policy Map~~ Policies Map) is identified as a Strategic Mixed Use Allocation. The development of this site will create a comprehensive high quality, well-designed ~~phased~~ sustainable urban extension containing integrated, distinctive, safe and secure residential neighbourhoods, a Business Park and improvements to local infrastructure.

1A. Proposals for development within Land East of Maghull will only be granted planning permission where they are consistent with a single detailed master plan for the whole site which is approved by the Council. The master plan should accord with this policy and any associated Supplementary Planning Document and may be submitted prior to or with the first application. Planning permissions will be linked to any necessary legal agreements for the improvement, provision, management and maintenance of infrastructure, services and facilities, open spaces and other matters necessary to make the development acceptable and which facilitate comprehensive delivery of all phases of development within the site in accordance with the master plan.

1.B Proposals for development within this site must demonstrate a comprehensive approach to infrastructure provision (including provision of an appropriate proportion of financial and/or 'in kind' contributions towards strategic and/or local infrastructure required to enable the comprehensive development of the site). All residential applications within the site must contribute proportionally (on a per dwelling basis) to the following improvements:

- a) the expansion of Summerhill Primary School to become a two form entry school
- b) the provision of a main park within the site
- c) new slip roads at junction 1 of the M58 motorway
- d) subsidy of a bus route through the site for a period of 5 years

~~1~~ 2. No applications for residential or employment development will be permitted until a Supplementary Planning Document relating to this site has been adopted by the Council.

~~2~~ 3. The development of the site must provide:

- a) A minimum of 1400 dwellings, ~~including~~ incorporating a range of housing types and tenures to meet identified housing needs. This will include the provision of affordable / special needs housing (policy HC1), and ~~provision~~ at least 2 dedicated older persons housing schemes (reserved for residents of 55 and over) each comprising at least 25 dwellings for older persons housing (policy HC2)

² Note – this policy is subject to proposed modifications [as shown] that have been consulted on during 2016

- b) A 20 hectare (net) serviced Business Park for office and light industrial (class B1), general industrial, (B2), and storage and distribution (B8) uses. The Business Park will be located adjacent to the site's northern and eastern boundary as set out in the broad location identified in figure 6.1.
- c) Small-scale retail and commercial development to ensure the convenience shopping and other needs of new residents are met. This should be no more than 2,000 sq m (gross) in total. Local shopping provision of an appropriate scale to serve the needs of the new community;
- d) A new 'main park' through the site located either side of Whinney Brook. This must incorporate an equipped play area, new habitat creation, and provision for outdoor sports ~~Appropriate new public open space, incorporating a neighbourhood park, equipped play area, new habitat creation, and provision for outdoor sports~~
- e) A landscaping network including tree planting, buffer zones between employment and housing areas and to the M58 motorway and railway, the strategic paths and cycle routes network
- f) A layout that provides: facilitates
- a bus route across the site from School Lane / Maghull Lane in the north to Poverty Lane in the south;
 - a distributor road(s) that encourages residential traffic from the southern part of the site to access / egress via School Lane / Maghull Lane. The distributor road(s) will run from School Lane / Maghull Lane through the site and will cross Whinney Brook; and
 - appropriate separation of commercial and residential traffic
- ~~g) The layout should also ensure an appropriate separation of commercial and residential traffic~~
- h) Walking and cycling routes within and beyond the site linking new and existing residential areas and business park to the railway stations, bus services, ~~new local centre~~ local shops, open space, and ~~local~~ schools. This will include improving existing rights of way within the site, including upgrading the existing Maghull no. 11 footpath to a pedestrian / cycle way
- i) Effective management of flood risk within the site, including use of sustainable drainage systems. The development of the site will result in the reduction of flood risk onsite and to the adjacent railway line. No residential development will be located in Flood Zones 2 or 3 following any watercourse realignment, and Buildings should be sited away from areas at high risk of flooding, and
- j) The long-term management and maintenance of public open space, landscaping, and sustainable urban drainage systems, to be agreed by the Council.

~~2. The development of this site must be subject to a single outline planning application covering the whole of the site. The outline application must:~~

- ~~Specify how the infrastructure contributions listed at part 5 of this policy will be phased and implemented~~
- ~~Indicate the location of the business park~~
- ~~Indicate the location of an internal bus route linking School Lane and Poverty Lane~~
- ~~Indicate the location of access points to the business park and new residential areas~~

~~from Poverty Lane and School Lane~~

- ~~• Indicate the location of the proposed public open space, and~~
- ~~• Provide a strategic landscaping framework.~~

3. ~~Development of the site will be phased to~~ The following phasing requirements will be applied to ensure that the required infrastructure is provided alongside new development. ~~The following timetable and restrictions will apply unless an alteration is agreed in writing with the Local Planning Authority:~~

- a) Maghull North station must be operational before the practical completion of the 500th dwelling
- b) The southbound on slip and northbound off slip at Junction 1 of the M58 motorway must be constructed before the practical completion of the 500th dwelling
- c) ~~The internal bus route linking School Lane and Poverty Lane must be provided before completion of the 500th dwelling.~~ No more than 250 dwellings will be served from Poverty Lane and no more than 250 dwellings will be served from School Lane / Maghull Lane, prior to the completion of the internal bus route / distributor road
- d) ~~Serviced plots must be made available on 25% of the area of the business park~~ The access into the business park from School Lane / Maghull Lane must be constructed to an appropriate standard, servicing into the business park provided, and the landscaping framework to the business park implemented before the practical completion of the 500th dwelling
- e) The proposed Business Park must not be occupied until the new slip roads are completed at Junction 1 of the M58
- f) The local shopping provision must be constructed and made available for occupancy before the practical completion of the 750th dwelling, and
- g) The ~~neighbourhood~~ main park and outdoor sports provision will be provided in a phased manner, ~~so that it becomes available when the adjacent housing is completed~~

4. ~~The development of this site will secure the following benefits, including through the use of planning conditions, 'Section 106' or other legal agreements and a phasing/ implementation plan:~~

- a) ~~A financial contribution to secure the provision of the new Maghull North station and associated park and ride facility~~
- b) ~~A financial contribution to secure the delivery of the new slip roads required at Junction 1 of the M58 motorway~~
- c) ~~A financial contribution to subsidise a bus service through the site for at least 3 years~~
- d) ~~Provision of other appropriate highways and public transport improvements~~
- e) ~~The provision of affordable / special needs housing and older persons housing (policies HC1 and HC2), and~~
- f) ~~Financial contributions to improve health care and education facilities, including expansion of Summerhill Primary School, and to provide appropriate community facilities within the local centre.~~