

Maghull Neighbourhood Plan

2017- 2037

Maghull Town Council



Final Version January 2019



Foreword

When Maghull Town Council decided to start work on a Neighbourhood Development Plan we were aware that it would be a long and difficult road. This document is the result of all the hard work which has been undertaken to reflect the aspirations of the town and to retain its unique nature. The process started with the Residents Survey, linked to the early stages of Sefton Council's Local Plan, which set out clearly the residents views on development in the area and some of the issues they felt were important.

The Town Council and the Neighbourhood Plan Steering Group has kept the residents' views as the main focus of this document undertaking considerable public consultation. Jointly we seek to improve the facilities in the town, to appreciate, rediscover and maximise its assets whilst ensuring that high quality and well-designed development with green corridors, pedestrian walkways and cycle paths contributes to the social value of the town for the benefit of all citizens.

We hope that Maghull will become a model for attractive and sustainable development within Merseyside and the wider Lancashire area. By making the most of our natural assets including our parks and surrounding countryside we hope that Maghull can build on its history and be a vibrant, balanced and healthy community.

We would like to thank everyone who took part in the consultation exercises; your voices have been heard. The Steering Group would also like to thank colleagues from surrounding Councils for their help as well as Sefton Council and Locality. However, this Plan could not have been produced without the sterling efforts of the volunteers on the Steering Group who have given their time and expertise since 2014 to the production of this Plan.

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1. Introduction

1.1 The Localism Act 2011 amended the Town and Country Planning Act (1990) by introducing the concept of Neighbourhood Development Plans which allow communities to shape new development in the area. Neighbourhood Development Plans establish general planning policies for the development and use of land in the neighbourhood. This document is a Neighbourhood Development Plan as defined by the 1990 Act.

1.2 Maghull Town Council has decided to prepare a Neighbourhood Development Plan (the Plan) as a result of the large scale planned development which is due to take place on the Land East of Maghull as defined by Sefton Council's Local Plan Policy MN3 (Strategic Mixed Use Allocation – Land East of Maghull) which would see the town increase by over 19%¹ (see Appendix 1). The Plan will give greater local control over development within the area and will seek to ameliorate the impact of the anticipated changes to the town by the planned development at the Land East of Maghull. As a result of this change from Green Belt to development land, a large survey of residents was undertaken and following further consultation within the town the following issues have been identified which need to be addressed:

- Economic sustainability and viability of the town centre
- Infrastructure improvements
- Provision of healthcare facilities
- Protection, creation and maintenance of greenspace and
- Housing provision and scale of development.

1.3 The designated area of the Plan includes the majority of Maghull Parish plus land at Junction 1 of the M58 motorway which is part of Melling Parish Council area. This is so the Land East of Maghull, the largest site allocated in Sefton's Local Plan, is contained within one Neighbourhood Development Plan area. It also excludes a small part of Maghull Parish (at Ashworth) which is included within the Melling Neighbourhood Plan area. It does not cover Lydiate Parish.

1.4 The Local Planning Authority for the area is Sefton Council who approved the designated area on 5th February 2015 (see Appendix 7).

1.5 The Plan runs for a period of 20 years with reviews taking place approximately every 5 years. This is due to the nature of the planned development at Land East of Maghull which will take a considerable amount of time to build due to the mixed use requirements and its sheer size.

¹Maghull Parish Profile 2015 (no. of households in Maghull)

The reviews will allow the Plan to mature and develop in line with the major developments taking place to the East of the town as well as any major developments within the town centre or other unanticipated (windfall) developments.

1.6 Further developments including MN 2.28 (Turnbridge Road) and MN 2.29 (Robbins Island) as defined on Sefton Council's Local Plan and both within Lydiate Parish Council area are planned on the borders of the area which will also impact the town although they are outside of the designated plan area. Reviews will allow consideration of the changes the town will undergo and how best to anticipate and respond to those changes.

1.7 There is a legal process that must be followed when preparing Neighbourhood Development Plans. This involves a number of key stages:

Key Stage	Description	Date Completed
Deciding the Neighbourhood Area	The area to be covered by the Neighbourhood Plan was agreed. All of Land East of Maghull to be included to avoid one strategic site being covered by two Neighbourhood Plans.	Request submitted to Sefton Council March 2014. Sefton Cabinet agreed 05.02.15
Identifying the "Qualifying Body"	Maghull Town Council is identified as the qualifying body to take the neighbourhood Plan forward.	March 2014 Sefton Cabinet agreed 05.02.15
Writing the draft Neighbourhood Plan	The draft Neighbourhood Plan is written taking into account the responses from public consultation	June 2017
Formal Consultation (Regulation 14)	Statutory consultees as well as members of the public, businesses and community groups are consulted regarding the contents of the Plan.	29.07.17 – 09.10.17
Post consultation consideration of comments received	The comments are analysed to see if they materially affect the Plan and if so the Plan is amended accordingly. If not then they are noted.	08.11.17

Formal decision to submit the Plan	Maghull Town Council agrees to submit the Plan to Sefton Council for the next stage of the process.	07.03.2018
Publicising the Neighbourhood Plan (Regulation 16)	Sefton Council consulted with statutory consultees, members of the public and other interested bodies.	13.06.2018 – 30.07.2018
Examination	The Plan is submitted to an independent Planning Examiner for their consideration and possible amendment.	Examiner's Report received 22.10.2018
Referendum	The residents of Maghull are asked to approve the Plan by means of a referendum.	18.12.2018
Adopting the Neighbourhood Plan	Following a successful referendum Sefton Council will adopt the Neighbourhood Plan	24.01.2019

1.8 This document is the referendum version of the draft Plan. If more than 50% of the eligible people who vote, vote “yes”, then the Plan is passed and becomes part of the planning framework for Maghull.

1.9 The draft Neighbourhood Plan was approved by Maghull Town Council Neighbourhood Plan Steering Group Meeting at Minute 5, 20th July 2017 (see Appendix 8), the consultation period to run from 29th July to 26th September 2017. At Minute 5, 20th September 2017 Maghull Town Council further resolved that the consultation period should be extended to 9th October 2017 and that further consultation should be carried out to elicit more responses / support for the Neighbourhood Plan.

1.10 Maghull Town Council resolved at Minute 6 (Appendix 10), 8th November 2017 that the draft Neighbourhood Plan should be submitted for examination.

2. Maghull and the Surrounding Area

2.1 Location

2.1.1 Maghull is 8 miles north-north-east of Liverpool city centre. To the northwest is Lydiate, to the east Melling, to the south Aintree and Netherton and to the west the Mersey Forest and Sefton village. Maghull is separated from the rest of the Greater Liverpool by Green Belt which runs across the Switch Island motorway junction and through which flows the River Alt. (See Appendix 1)

2.2 History

2.2.1 The original settlement, consisting of fifty people and six square miles of agricultural settlement, was established prior to the Domesday Survey of 1086 where the town is recorded as Magele on a ridge of high ground.

2.2.2 The name Maghull may have been derived from the Celtic word "magos", the Old Irish "Magh" and the Old English "halh", meaning "flat land in a bend of the river". Another theorised origin is Anglo-Saxon mægðehalh = "nook of land where mayweed grows". A church is known to have existed in the area in 1100 although it has been rebuilt at least once and the chapel still stands, in the churchyard of the Victorian St Andrew's and is the oldest ecclesiastical building in Merseyside still in regular use for worship. This forms part of the Damfield Lane Conservation area within Maghull.

2.2.3 Maghull has developed in a haphazard manner with a great deal of its expansion taking place in the 1960s and 70s. This includes the Meades development to the west of the town and the large development to the east which spans out from Whinneybrook Park. The town maintains a keen sense of community and pride in the area. The population is currently 20,444 (2011 Census).

2.3 Heritage

2.3.1 The area has one Conservation Area (see Appendix 4), the Damfield Lane Conservation Area and ten listed buildings and one Scheduled Monument. The conservation area is centred around five of the listed buildings in the area.



The Ancient Chapel

2.3.2 The town has a history of providing accommodation for convalescence which can be seen at Ashworth Hospital (formerly Moss Side Hospital) which pioneered the development of treatment for Post-Traumatic Stress Disorder (shell shock) in the First World War. Convalescence homes for epilepsy and tuberculosis were also utilised. Victorian and Edwardian development can be seen in the Parkhaven and Hall Lane Character Areas.



Harrison House
– Dementia Care Unit

2.3.3 Maghull has developed to its current size through the building of significant housing estates. Other buildings of meaning to the town and which ensure the uniqueness of Maghull are to be given some level of protection through the creation of the Maghull Local List. This is to safeguard the buildings from thoughtless and unnecessary development which would affect their character and therefore their contribution to the richness of Maghull.

2.4 Facilities

2.4.1 Maghull is served by three secondary schools and eight primary schools. These schools serve a wide area within Sefton, West Lancashire and Knowsley Metropolitan Borough Councils. There are four doctors' practices and four dental practices which service a far wider area than Maghull as there are no such facilities within Lydiate or Sefton Parishes and Melling Parish Council area has only a small, part time doctor's surgery. The community police station is housed in Maghull Town Hall.

2.4.2 The town has a recently built leisure centre with a swimming pool which also houses the library. This is situated on King George V Playing Fields, one of thirteen parks owned and managed by the Town Council. The leisure centre

has recently been refurbished with a dance studio and additional space for fitness classes. This has resulted in a reduction of available space for the library demonstrating the changes in usage of the building.

2.4.3 The town also has a train station (Maghull – Merseyrail Northern Line) and a new train station (Maghull North – Merseyrail Northern Line) is currently under construction within the Poppyfields development. The Northern Line connects Ormskirk with Liverpool with four trains an hour Monday to Saturday and two an hour on Sundays. Passengers changing at Ormskirk can go on to Preston.

2.4.4 The town is well connected with bus routes to Southport and Liverpool as well as Ormskirk usually with two per hour. Circular routes connect the train station to the town centre.

2.4.5 The Town Council offices are housed in the Town Hall also situated on KGV Playing Fields facing Northway. The Town Hall offers a function suite and Council Chamber for community events and organisations together with an Activities Room for more physical pursuits such as Bokwa, Zumba classes and Tai Chi. Organisations which meet in the Town Hall include Maghull Wind Orchestra (over 100 members), the National Association of Womens' Clubs, Homewatch and Maghull In Bloom.

2.4.6 The Town Council's core business is the provision of sporting and leisure facilities in the town with the provision of the following:

- 6 football pitches and associated pavilions home to over 23 teams
- 6 tennis courts and associated pavilion including free tennis lessons
- 2 bowling greens with associated pavilions
- 2 basketball courts
- 11 playground areas
- Dance studio
- Air Training Corps (ATC) facility
- 1 cricket pitch and associated pavilion
- Outdoor gym equipment
- 3 indoor bowls lanes

2.4.7 The Town Council has ambitious plans to increase the level of sports and leisure provision in the town. The Council is already the major provider of such facilities with a sizeable estate. The level of proposed build would see the demand for the leisure and sports facilities increase. The Town Council has plans to replace the pavilions at Whinneybrook and Pimbley Playing Fields to enable the football teams to meet their league requirements on facilities provision and to upgrade the playground facilities in the north and east of the town in the next 12 to 18 months. However, in order to provide a more diverse range of sporting activity the Council is seeking funding to build a new Sports Hall which would provide additional sporting facilities including multiuse indoor

courts for badminton, indoor bowls, volleyball and handball as well as providing homes for running clubs and cycling clubs.

2.4.8 However, the Town Hall itself needs refurbishing to continue to meet the needs of the community. The Town Hall does not use the space in the most efficient manner with rooms taken up with plant machinery. As the work of the Council expands to reflect the need of the residents the Town Hall is becoming increasingly not fit for purpose. Due to the position of the Leisure Centre which requires access at both sides of the Town Hall, changes to the Town Hall would be both costly and difficult. Refurbishment plans would include more meeting areas, space for a community hub and flexible accommodation for the staff and volunteers of the Town Council and Radio Station. The area is reasonably well served with regard to facilities. However, it should be noted that the facilities are used by residents of surrounding areas as well as those in Maghull.

2.5 Retail

2.5.1 The main retail centre is Maghull Square which has 54 retail units including independent butchers, hairdressers and travel agents as well as a variety of high street names including Costa Coffee and Boots. A Morrison's Superstore is present in the town centre. Similarly to other small towns there are some charity fundraiser retail units within the centre as well as a number of other retail uses such as estate agents, bookmakers and banks.

2.5.2 There are also a number of local retail parades including Deyes Lane, Liverpool Road South and Treeview Court. These are popular and are well used. They meet a local need for convenience shopping.

2.5.3 Survey results have shown that the town square is not a destination shopping centre with residents travelling to other centres such as Aintree, Liverpool, Ormskirk and Southport for their shopping needs. This has impacted on the success of the town square and the offer contained within it.

2.6 Employment

2.6.1 Maghull has one main employment site which is the Sefton Lane Industrial Estate which is to the west of the town next to Dover's Brook. The site has approximately 40 units of varying sizes with business, general industrial or storage uses although there are some trade counters. The majority of Maghull residents commute out of the area to work. Many of those that do work locally are employed in the wholesale and retail trade (15.2%) or in the human health and social work area (15.1%¹). There has not been a history of heavy industry in the area. This may account for the small industrial areas within the town.

¹Maghull Parish Profile 2015 (no. of households in Maghull)

2.7 Population

2.7.1 The 2011 Census registered approximately 21,000 residents in the Maghull Town Council area. One in four residents is over 65 years old which makes up 7% of Sefton Council's population¹. The population density within the area covered by the Neighbourhood Plan is 24 which is considerably higher than Sefton at 17.9¹ The average household size is 2.4. The population is generally static with movement into the town rather than movement away. The population has increased considerably resulting from major post war housing development.

2.8 Housing

2.8.1 There are 8,462 households in Maghull with 2,230 of these being one person households¹. Of the one person households 66% are aged 65 or over which is much higher than elsewhere in Sefton where the rate is 49%. This has led to a significant number of older people in houses which are too big and not suitable for their needs. However, they are unable to downsize within the area due to a lack of appropriate housing.

2.8.2 Within Maghull the most common type of property is semi-detached (77%), followed by detached (16%) and the remainder terraced (7%). Only 8% of households in Maghull are flats, maisonettes or apartments which is much lower than that of Sefton at 18%. Owner occupation rates are higher in the area at 89% with social rented property only being 3.8% of the total.



The Lakes Character Area

2.8.3 The buildings within Maghull generally reflect the types of housing popular in the 1950s, 60s and 70s, namely three bedroomed, two storey semi-detached houses. The last significant building expansion was in the 1980s situated on the old Maghull High School site (Old Hall Park Character Area).

¹Maghull Parish Profile 2015 (no. of households in Maghull)

2.8.4 These houses are mainly four bedroomed detached units. The Meades is a popular and distinct residential area with 3 bedroomed chalets and dormer bungalows mixed with semidetached and detached two storey houses. A significant number of houses have been extended.

2.8.5 The houses to the north east of the town are brick built small semi-detached and detached houses with small open park areas in between. The Lakes Neighbourhood Area is distinctive by its small plots and unusually in Maghull, a feeling of closeness to its neighbours. The oldest part of Maghull is around the train station and contains 19th century stone and brick villas of solid Victorian design. However, this area is small compared with the rest of Maghull.

2.8.6 Maghull is popular and aspirational amongst families in the north of Merseyside and West Lancashire due to the quality of the houses, the good reputations of the local schools and the excellent transport links to Liverpool and the North West region (see paragraphs 2.4.3 and 2.4.4).

2.9 Natural Environment

2.9.1 The Town Council owns and maintains 13 public parks and 18 protected open spaces within the town which allows all current residents to be within a 10 minute walk of a park (see Appendix 5). The parks incorporate playing equipment areas, bowling greens, football pitches and a cricket pitch together with tennis courts and outside gym equipment. The streets within the older parts of the town are mostly tree lined which contributes to the overall green feeling of the town. The protected public open space is an important feature and contributes to the open feel within some districts. The Leeds Liverpool Canal meanders through the town and is popular with walkers and bird watchers and is considered a great asset to Maghull.



Leeds Liverpool Canal



Parkhaven
Trust Cricket
Pitch

2.9.2 Concerning wildlife and nature conservation the rural area is a familiar stopping point to many migrant bird species including Bewick swans, and pink footed geese. A new wetlands reserve has been created west of Maghull which although outside the Neighbourhood Plan area, has seen a massive increase in the number of birds and other wildlife being seen in the Town Council area particularly along the Canal. A total of 13 species of birds of prey have also been spotted, with barn owl, short-eared owl and kestrel regularly seen hunting there.

2.9.3 There are no Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest, Special Areas of Conservation, National Nature Reserves or Conservation Target Areas within, or likely to be affected by development in the Neighbourhood Area. However, there are some Local Wildlife Sites identified within Sefton Council's Local Plan (see Appendix 5). These are sites by Whinney Brook, Parkhaven Trust and by the railway line in the east of the parish. The Local Geological site is at The Dell which is an open piece of land to the west of the town centre.

2.9.4 The waterway network and its towpaths create valuable green corridors, connecting various wildlife sites and habitats. This allows animals to move freely, and brings the heart of the countryside into urban areas. Waterway banks, where land and water meet, are particularly valuable for biodiversity. Depending on the structure and vegetation cover, the waterway banks can provide habitat for a wide variety of wildlife including dragonflies, water birds, water voles, crayfish, and otters.

2.9.5 Towpath verges extend many miles along the Canal and support a very rich flora and fauna. Their wildlife value has developed over a period when meadows and field margins in the wider countryside have lost many species. Even narrow verges can support a range of animals and plants and be important oases for local wildlife in urban areas. Flower-rich towpath verges have largely developed over the last 50 years as towing of boats declined. The towpaths are managed by the Canals and Rivers Trust to ensure flower-rich

verges are maintained providing food and shelter for a variety of insects and larger animals.

2.9.6 Canal hedgerows were frequently planted by the original Canal companies, and are therefore some of our oldest established habitats. Hedgerows are found along most of the Maghull section of the Canal and provide cover, shelter and food for many animals. They can also act as corridors between isolated habitats providing shelter for animals as they move between sites.

2.9.7 Overall, the impression of Maghull is as “a green and pleasant land”, residential in nature with outstanding parks and open spaces to give residents unparalleled public amenity.

¹ONS Census 2011 (Maghull Parish Profile 2015)



Leeds Liverpool Canal – Liverpool Road North



Leeds Liverpool Canal – Southport Road

3. Key Issues

3.1 Maghull Centre

3.1.1 The main retail area in the town is Central Square which currently has 54 units and is undergoing some limited refurbishment. Surveys have shown that most people shop elsewhere including Southport, Aintree Retail Park, Liverpool and Ormskirk. The centre is suffering from the issues affecting all High Streets in the UK including low foot fall, charity fundraising units and financial and professional services (A2) retail uses. New traders have recently moved into the centre including opticians, jewellers and a fast food takeaway.

3.1.2 However, residents have stated they would use the shopping centre more if the offer were better. By improving the outlook of the shopping centre and investing in the Square more traditional retail units would be taken. This would allow more independent traders to establish themselves in the shopping centre.

3.1.3 The car parking situation also needs to be improved with better signage and clear “free parking” times given. This would also allow for movement of shoppers between one side of the Square and the other. This is proposed by the owners of Central Square as an improvement they intend to make in 2018.

3.1.4 The shopping centre also suffers as the train station is a 20 minute walk away so commuters do not shop there either going or returning from work although there is a regular circular bus service. The Centre provides limited convenience shopping and is not a “destination” shopping experience.

3.1.5 The night time economy within the Centre is poor with two public houses, one wine bar and two pizza takeaways. There are two restaurants on Liverpool Road North but the offer is not well connected nor does it flow together with other food and drink, drinking establishments and hot food takeaways (A3-5) retail uses.

3.2 Infrastructure

3.2.1 The A59 divides the town from North to South with the train station(s) being situated on the East of the town and the town centre on the West (see Appendix 1). The Hall Lane Character Area is the oldest part of the town and has been built up from fields and the roads created have maintained a narrow country feel with high hedgerows and sandstone walls allowing limited widening. The Leeds Liverpool Canal meanders through this area adding to the public amenity. The bridges over the Canal and the railway line are very narrow and in some cases single lane particularly when accessing the Land East of Maghull which can be seen at the bridges at Poverty Lane and School Lane. With the development of the additional spurs to Junction 1 of the M58

motorway steps will need to be taken to minimise the amount of traffic using these smaller roads to access the motorway network.

3.2.2 The railway station is situated on the east side of Maghull and a second station is due to open in 2018 again on the Merseyrail Northern Line. In order to get to Central Square in Maghull rail users need to either catch a bus or take a 15-20 minute walk from the station. Maghull train station is the eleventh most frequented station on the Merseyrail network¹. The Ormskirk – Liverpool line is popular with commuters from West Lancashire and further afield as there is car parking available at Maghull station and travel is subsidised by Merseytravel within the Merseyside area. West Lancashire does not subsidise the route within its area so the stations from Maghull North onwards attract a higher premium to travel. The new Maghull North station, which is due to open in May 2018, will also have car parking for commuters with an additional 156 spaces.

3.2.3 Only one primary school is situated near the proposed development on the Land East of Maghull (see paragraph 1.2) with all other schools needing to be accessed via the narrow bridges on School Lane and Poverty Lane (see Appendix 1). Summerhill Primary is a community school and not a faith school. All three secondary schools in Maghull and all faith primary schools can only be directly accessed from Land East of Maghull via the single lane bridges of the Canal and railway line although detours via Park Lane and Deyes Lane are possible. There is already considerable traffic congestion, particularly at Maricourt Secondary School and St Andrews C of E Primary School, without the increase in numbers which will come from the planned new development. Both of these faith schools suffer considerably from blocked roads at school drop off and pick up times with traffic backed up over the Canal Bridge at Hall Lane. The roads cannot be widened as the pavements are narrow and boundary treatments are made of brick or sandstone. Restricted parking or other traffic mitigation measures would improve traffic flow and assure children's safety. These are specific concerns raised by residents during the consultation processes.

3.2.4 The town benefits from a Children's Centre housed within Hudson Primary School. The reach of the centre is Park, Sudell, Molyneux and Manor wards within Sefton. Approximately 85% of families within these wards have registered and receive service from the Children's Centre. The Centre has been open for 10 years. The services it provides includes Children's and Adolescent Mental Health Services (CAMHS), post-natal depression support, support to victims of domestic violence, social care and counselling services. It is anticipated that more families will move to Maghull following the increase in the housing offer and this will place additional demand on this service.

¹ Office of Road and Rail 2015/16, ² Hudson CC Bite Size Summary,

3.3 Healthcare Provision

Introduction

3.3.1 The Maghull locality has a GP registered patient list size of approximately 28,000 patients (this figure also includes Lydiate residents) and 5 GP Practices. Maghull has an expanding population with large scale housing developments planned with approximately 2,000+ new homes, including dedicated older person's schemes. GP consultations are rising year on year, planned redesign of care pathways will move more care into the community and new housing developments, together with a new train station, will mean a substantially increased GP registered patient list across the 5 GP Practices.

3.3.2 Analysis of the condition, functionality, capacity and accessibility of current primary and community healthcare premises in Maghull, provides evidence that it is unlikely current premises will be able to accommodate the increase in demand as well as NHS South Sefton CCG commissioning transformation plans. In summary, there is a compelling case for the expansion or a new development of health and wellbeing premises in Maghull, to support the delivery of integrated primary, community and wellbeing services to the increased population.

Key Health facts and figures relating to Maghull Locality

3.3.3 There are approximately 155,000 people registered with a GP in South Sefton CCG. Maghull makes up approximately 18% of the population, the smallest of the 4 localities (i.e. Bootle, Crosby, Maghull and Seaforth & Litherland).

3.3.4 Maghull has the highest proportion of over 65 (26.2%) and over 85 (3.9%) year olds in South Sefton CCG area. Maghull older population is higher than the national average.

3.3.5 55.7% of Maghull's population has a long term limiting illness, defined as "any long-term illness, health problem or disability which limits someone's daily activities or the work they can do." (Source: GP Patient Survey (weighted) 2016/2017)

3.3.6 The quality and outcomes framework (QOF) is part of the General Medical Services (GMS) contract for general practices and was introduced on 1 April 2004. The QOF rewards practices for the provision of 'quality care' and helps to fund further improvements in the delivery of clinical care. Findings in the QOF report 16/17 shows that Maghull has the highest stroke and cancer prevalence compared to other localities in South Sefton. These diseases are highly influenced by age; the older the population the higher the expected levels of the diseases of the elderly including stroke and some cancers.

NHS South Sefton & Southport & Formby CCGs - Health in Sefton 5 Year Strategy for Improvement 2014-2019

3.3.7 Chapter 4 “Why Things Need to Change” reveals a need for change in healthcare provision in Sefton, this is relevant to all localities including Maghull:

- Our population is getting older - we have many more residents aged over 65 than the national average and by 2021 there will be nearly half as many more people aged over 85 years than now.
- Over the next decade we don't expect to see much change in the number of children and young people.
- Fewer residents are of working age than nationally and births have fallen whilst death rates in our poorest communities have risen.
- We have become slightly more ethnically diverse, with around 5% of our population from different backgrounds and cultures and we have seen a small number of international workers move here.
- Levels of long term health conditions – especially heart disease, respiratory disease, kidney disease, mental health conditions and obesity - are much higher than national averages.
- The number of early deaths from heart disease and cancer has reduced over the last decade as smoking rates have declined but we want to do more to close the gap between us and the national average.

Identified Need

3.3.8 The NHS Five Year Forward View

(<https://www.england.nhs.uk/publication/nhs-five-year-forward-view/>) and NHS South Sefton CCG commissioning transformation plans, produced in 2015, clearly set out a transformed model of service, that in order to be delivered, absolutely requires “fit for purpose” premises.

3.3.9 The CCG's interim strategic estates plan identified the Maghull locality as having a prioritised need for fit for purpose, accessible facilities, to enable health and care providers to deliver more locally based and integrated, modern primary, community and wellbeing services at scale. Over the last few years local healthcare organisations have been trying to find a development solution to the problems relating to current GP and community premises in Maghull. Many of these cannot be extended or improved to deliver the intentions highlighted in the 5 Year Forward View and GP Forward View (<https://www.england.nhs.uk/gp/gpfv/>) or align with the strategic intentions highlighted in the CCG's Strategic Estates Plan.

3.3.10 In general terms the premises are:

- Not functionally suitable to deliver modern healthcare i.e. healthcare that is integrated, efficient, co-located and offers accessible, health, social and voluntary community services.
- There is anecdotal evidence that current environments are having a negative impact on GP recruitment plans compared to other neighbouring areas that have modern premises.
- Lack of clinical accommodation to provide increased community and “out of hospital” services.
- Lack of clinical accommodation to provide for a growing population.

3.3.11 The estate needs to be locally based, accessible and have the capacity and flexibility to deliver increased capacity and services, such as “out of hospital” services, alongside mental health services, social care and voluntary support, to children, adults and the frail elderly. It also needs to connect to and enable clinical teams to use technology and digital healthcare. The estate must support multidisciplinary and professional team (MDT) working which then allows MDT teams, of locally based clinicians, to care for individuals, who often have multiple conditions and complex needs.

Benefits of an Expanded or New Healthcare Facility

3.3.12 The aim of an expanded or new facility is to enable providers to deliver a new model of care that will integrate primary, community and social care, as close to patients home as possible.

3.3.13 The CCG wishes to develop improved premises that will support local services to:

1. Improve clinical outcomes by delivering a wider range of integrated and co-located services that will reduce both planned and unplanned demand on hospital services and improve recovery rates.
2. Provide a care environment that is flexible, adaptable and connects to technology and digital healthcare.
3. Improve the patient experience by providing a care environment that offers quality and is accessible, improving access to effective care and increasing the range of services available close to home.
4. Provide value for money, accommodating increases in demand for care, despite tight budgetary constraints.
5. In line with the NHS Five Year Forward Vision and emerging NHS England vanguard primary care models, deliver larger scale, co-located services that

provide greater economies of scale, increased training capacity and more effective multidisciplinary team working.

6. Increase primary / community care staff training, recruitment & retention rates. The design of the facility will support training, supervision and consultation roles, as well as new roles and skills mix. For example interconnected rooms; flexible spaces; wireless technology; and space to accommodate wider MDT. The larger scale and improve collaboration will also support recruitment & retention.

7. Enable sustainable services over the long term. Current models of primary care services are not sustainable and so this new service will develop a new workforce, new operational processes and practices and a new infrastructure that will make sure services are affordable in the future.

8. Provide flexible spaces to cope with changing models of service in the future and support technological advances. Models of service and care will continue to change and so healthcare environments need to be adaptable and flexible. The design process will incorporate flexibility including standard rooms and layouts; multi-functional rooms; access to IM&T and capacity to expand.

3.4 Protection of Greenspace

3.4.1 There are 15 parks and over 18 open spaces within Maghull which contribute to the overall green nature of the town. Maghull Town Council owns and maintains 13 of the parks with Sefton Council having responsibility for the other two parks, one of which, Bobby's Wood, is very small. The residents of Maghull are proud of their parks and the semi-rural feel of the town. The Town Council maintains the parks to a high standard and is continually looking to make improvements to them. Residents have stated that the number and condition of the parks is important to them. The Canal borders several of the parks namely Old Hall Park, Old Hall Playing Fields and Pimbley Playing Fields. This adds to the attractiveness of the parks and allows green connectivity between areas of Maghull. The Canal towpath is widely used by commuters to the train station as well as recreational users such as dog walkers, fishermen, canoeists, cyclists and joggers. It also connects the older part of the town with the newer estates to the west. Any future development must take account of the nature of Maghull and the large number of parks and open spaces that are in it and strive to maintain the same or greater number.

3.4.2 Sefton Council has recently conducted a Parks Review but has not designated either of the parks for which it has responsibility in Maghull as a main park under this Review. This means that the standard of maintenance of Old Hall Park and Bobby's Wood will not be to the same standard as the parks maintained by Maghull Town Council nor will they have the same level of investment. This has been established by Sefton Council under their review of

Parks which took place in 2017. In order to safeguard the environment Maghull Town Council is seeking to transfer responsibility for these parks from Sefton Council to the Town Council. This would ensure that the parks are protected and maintained to the same standards as all of the other parks in the area.

3.4.3 The Land East of Maghull development has a requirement within the Local Plan of providing a new main park located either side of Whinney Brook which must include an equipped play area, new habitat creation and provision for outdoor sports. This would leave the park as being the only park not under Maghull Town Council control if it successfully acquires Bobby's Wood and Old Hall Park. The Town Council is willing to take on the ownership and maintenance of this park as long as there is no additional financial burden placed upon Maghull precept payers in the short to medium term. In this way the area is safeguarded open space and is maintained to the high standards of the other parks within Maghull.

3.4.4 The Town Council wishes to encourage new green corridors through the town where appropriate as well as to improve and maintain the existing green corridors. This again is particularly relevant to the Leeds – Liverpool Canal which borders several of the parks within the area as well as being a truly green corridor through the town and beyond. The Town Council would also wish to see green corridors connecting Balls Wood (Leatherbarrow Lane) Park to the Grotto on the Poppyfields development passing through the Land East of Maghull site. This would produce a green corridor running south to north and contribute to the overall public amenity of the developments. This would also contribute to a healthier and more active lifestyle for residents as this would form a circular route utilising the two train stations which could be a cycle or walking route.

3.4.5 The land at Parkhaven Trust is owned by the Trust but is open for members of the public to use for leisure purposes. It provides a green corridor to the west of the town linking the centre to the Cheshire Lines path which runs along the west border of the area. (see Appendix 5). Parkhaven provides usable public amenity space for residents and visitors to the town and helps maintain the green and open aspect to the west of Maghull. Although not designated a park it is treated as such by the residents.

3.5 Housing

3.5.1 The housing offer within Maghull is predominately 3 bedroomed, semi-detached homes built prior to 1980. Although some bungalows have been built the majority of housing is two storeys. As the population of Maghull ages the current housing stock is becoming impractical as retrofitting adaptations do not always meet fully the needs of the residents. Families within Maghull prefer to stay in the area using local facilities. The south end of the town is separated

from Aintree and Greater Liverpool by Switch Island (terminals of the M57 and M58 motorways as well as connections to major trunk roads) which means that it is not easy to get to other parts of the borough without a car.

3.5.2 Young families wishing to set up home in Maghull cannot find affordable housing and there is a very small amount of social housing in the area. Therefore, the number of local children in the Town Council area is falling. This has an impact on the schools in the area which need to attract children from neighbouring Local Authorities in order to ensure numbers on the school register are kept up and thereby ensuring their continued existence.

3.5.3 New housing needs to take account of the population and its changing needs. Particularly the needs of an aging population including the ability to downsize to appropriate housing as well as creating new homes for young families at a level they can afford. Due to the lack of affordable housing young families are being priced out of the area.

3.5.4 The issue of leaseholds for housing is becoming more relevant. The Neighbourhood Plan recognises that the sale of houses on large estates is a matter for the developer. However, the Neighbourhood Plan supports development which offers the properties freehold to buyers rather than restrictive lease practices found throughout new developments at the current time.

3.5.5 Maghull has been chosen for the largest development within Sefton with the Land East of Maghull development. The level of additional housing proposed for Maghull is 25%¹ of Sefton Council's identified housing need within the lifetime of the Local Plan although Maghull's identified need is only 12.5% as determined by Sefton Council's research for the Local Plan. Any development in addition to those sites already identified within the area must take into account the high level of housing already accepted by the residents and contribute to the overall total proposed within the Local Plan.

¹ Draft Sefton SHMA 2013 (Published February 2014) (combination of data sources) HEaDROOM Update Report Review of the Objectively Assessed Need for Housing in Sefton

4. Maghull Vision and Objectives

4.1 *Maghull will continue to be an aspirational and attractive place to live and to work. Our vision is for Maghull to be a successful and vibrant place, where everyone has the opportunity to contribute to the town's economic, environmental and social development. Maghull is confident of its future and its place in the region whilst promoting learning, innovation, activity and sustainable development to benefit all its residents.*

4.2 Maghull's vision is underpinned by a set of core objectives that aim to make a positive contribution to sustainable growth which is economically, environmentally and socially viable.

4.3 Our objectives are to:

- Promote retail activity in the town by supporting local, independent Small and Medium Enterprises (SMEs);
- Ensure that infrastructure is improved in a manner and timescale suitable for any planned development within the area;
- Improve local community services and facilities;
- Protect and enhance the heritage assets of Maghull;
- Create, maintain and improve an attractive mixture of green corridors and spaces;
- Support housing development which meets identified needs where such housing is appropriate to its environment with good design features and usable public green space for the benefit of all residents;
- Integrate the planned development at the Land East of Maghull into the town as a cohesive unit.

5. Planning Policies

5.1. Maghull over the next 20 years will experience significant growth as the Land East of Maghull is developed. This poses a number of issues for the Town in particular how to accommodate the additional population and the demands that this will put on the existing infrastructure, physical and social. In addition, the Town Council recognises that there will be demands arising from changes in the existing population such as an aging population, and concerns over the adequacy of the existing infrastructure in the Town.

5.2 Infrastructure Provision

5.2.1 In this context the Town Council has identified a prioritised list of infrastructure projects that it would wish to see attract funding to allow the Town to develop in a managed way. The Town Council recognises that there are a number of potential sources of funding for these infrastructure projects including not only Sefton Council, other public bodies and developers but also its own resources.

5.2.2 With regard to funding opportunities the Town Council supports Sefton Council in developing a Community Infrastructure Levy (CIL) for the borough. CIL was originally programmed to be adopted and in place soon after the adoption of the Local Plan. However, there is now a delay in the CIL programme and there is a prospect that planning applications made now and in the immediate future will be exempt from the CIL regime. The local infrastructure list produced by the Town Council will be submitted to Sefton Council to supplement and for inclusion in the S123 List (submitted as part of the CIL process).

5.2.3 In addition, potential funding may come from Section 106 contributions from developers, subject to viability considerations. In the period before the CIL is adopted, appropriate S106 contributions from developers will be necessary to mitigate the impact of their respective developments.

5.2.4 The Town Council's priorities for infrastructure provision and improvement during the Plan period are listed in Appendix 6 in order of importance. These are the projects that the Town Council consider necessary to accommodate both the requirements of the existing population and those arising from new developments.

MAG 1: Priorities for funding Infrastructure Projects

The Town Council will work with Sefton Council, developers, community groups and other organisations to find ways to secure the delivery of the infrastructure priorities for Maghull, including through appropriate funding mechanisms.

- 5.2.5 The scale of the proposed new residential development in Maghull will provide more potential shoppers and users of the existing District Centre which will in turn demand that the overall provision and facilities are improved. As a first stage the Town Council in MAG 2: Regeneration of Maghull District Centre sets out a need for a District Centre Regeneration Plan to provide a comprehensive strategy and Master Plan for improvement.
- 5.2.6 With regard to traffic management schemes the Town Council recognises that new development will contribute to such schemes, but remains concerned that there are existing traffic problems and issues related to the cumulative impacts of developments. On this basis the Town Council sees this as an area where if funding can be found it should be addressed.
- 5.2.7 Similarly, there will be additional pressures on existing facilities at the Town Hall and on existing public open spaces and the provision of sporting facilities.
- 5.2.8 The Town Council supports the promotion of sustainable forms of transport particularly walking and cycling and to this end sees a need to improve both existing routes and the creation of new linkages in the proposed Green Corridors identified later in this Plan. (MAG 5)
- 5.2.9 The Council supports the provision of a new healthcare facility or extending a current building as detailed in section 3.3 of this document. However, this would be funded through direct S106 payments which arose from any site coming forward.
- 5.2.10 Full details of the list can be found at Appendix 6 within this Plan.

5.3 Maghull District Centre

- 5.3.1 The Sefton Local Plan in Policy ED6 Regeneration Areas c. Maghull Centre, identifies Maghull as a priority for regeneration with a focus on the provision of modern, high quality town centre floorspace. This provision of floorspace is in turn to be consistent with Policy ED2 Retail, Leisure and other Town Centre Uses (7. Development in District and Local Centres) which aims to focus retail development first in Primary Shopping Areas and then within the District Centre of Maghull.
- 5.3.2 The Regeneration Area labelled Maghull Centre and the District Centre, both defined on the Proposals Map of the Local Plan are the same. Policy ED2 Retail, Leisure and other Town Centre Uses (7. Development in District and Local Centres) states that a more significant scale of retail development will be supported where it contributes positively to the regeneration of the centre.
- 5.3.3 Elsewhere in the Local Plan in Policy IN2 Transport 1d) the provision of transport interchange facilities is sought in the Centre and in Policy IN2 Transport 1e) improved parking facilities are sought in the Centre

5.3.4 The Town Council notes the National Policy range of appropriate Town Centre uses (as set out in Para 7.21 of the Local Plan) and sees a number of these uses as opportunities for development in accordance with the general objective to modernise the Centre. Maghull Town Council also recognises the Leeds and Liverpool Canal running alongside Maghull Centre and sees this as a potential opportunity to utilise the Canal side to enhance the Centre.

5.3.5 The Town Council is concerned that the impact of new large residential development proposed at Land East of Maghull is accommodated in a sustainable way. This site will have its own shopping and services provision to cater for local needs, including health facilities, and this provision must not adversely impact on the Maghull Centre and its regeneration. To this end the Neighbourhood Plan will, in particular in response to issues raised by residents in the survey, support proposals to improve and consolidate health care facilities in the Centre.

5.3.6 The Town Council sees the need for a comprehensive approach to the regeneration of the Centre. There is a need for a planned approach that clearly sets out the potential areas for development that will produce a modern Centre that provides a wide range of facilities and services for local residents and visitors.

MAG 2: Regeneration of Maghull District Centre

In the Maghull Centre, as defined on the Proposals Map, the Town Council will prepare a District Centre Regeneration Plan in collaboration with Sefton Council, and in consultation with stakeholders including landowners, shop keepers, residents, and the NHS. The Regeneration Plan will provide a basis for the consideration of any proposals for new development and all planning applications within the Centre.

5.3.7 Such a planned and comprehensive approach has a greater prospective of delivering a modern Centre with a wide range of facilities and services where the vitality and viability of the Centre can be sustained. Planning applications for development in accordance with the District Centre Regeneration Plan will be supported. Other applications will be judged against the benefits that they can bring to the Centre.

5.3.8 The Town Council accepts that whilst the District Centre Regeneration Plan is being prepared planning applications may be received for development within the Town Centre. The Town Council will support applications that satisfy the criteria set out in Policy ED2 relevant to Maghull. If proposals arise for more significant retail and commercial development then the Town Council would wish to see a demonstration of the positive impact of the proposals on the wider

Town Centre and Regeneration Area, including not only additional floorspace but also improved parking and servicing.

5.4 Heritage

5.4.1 The Sefton Local Plan sets out in Policy NH9 Heritage Assets, measures to protect the nationally recognised heritage assets in Conservation Areas, Listed Buildings and Ancient Monuments. The Neighbourhood Plan supports this policy and notes that in Para 11.104 the Local Plan proposes the creation of a “local list” of heritage assets. The Town Council recognises that there are a number of properties which individually make a significant contribution to the quality to the town of Maghull. The Town Council has produced a list of such properties in Maghull, to be known as the Maghull Local List. In a separate exercise owners of properties on the Maghull Local List have been consulted and their responses addressed. The Neighbourhood Plan proposes a policy that deals with development that affects property included in the list and that recognises the significance of these properties.

MAG 3: Maghull Local List

- a) Extensions or alterations requiring planning permission to any property named on the Maghull Local List should take into account the significance of the asset including, where appropriate, the appearance of the property.
- b) Proposals within the setting of a property on the Maghull Local List should demonstrate that they have taken account of the significance of the asset.

5.4.2 Where appropriate, developers are encouraged to submit a Design and Access Statement in support of any planning application relating to a property on the Maghull Local List to demonstrate how it has addressed the Policy MAG 3 requirements.

5.4.3 The Maghull Local List includes the following properties:

- High Pastures;
- Frank Hornby’s House;
- 158 Liverpool Road South;
- 160 Liverpool Road South;
- Kensington House;
- King George V Playing Field Gates;
- St Andrew’s Parish Hall

The properties are described and their significance assessed in chapter 5 of the Residential Character Assessment and their locations are shown at Appendix 4 of the Plan. The Town Council will keep the list under review.

5.4.4 This policy will help preserve and where possible enhance these distinctive properties in Maghull which themselves contribute to the excellent quality of the town.

5.5 Residential Character Areas

5.5.1 Maghull has several distinct character areas which reflect the development of the town from its original settlement, through the Victorian age and then from the post-war boom to the 1980's. A detailed description of these Areas is provided in a separate Local Character Areas document.

5.5.2 In this Neighbourhood Plan, 11 distinct Residential Character Areas have been identified each of which exhibits a unique character in terms of house type, scale and design, road layouts and the amount and distribution of open spaces. In addition the Residential Character Area document identifies as Character Areas, the Land East of Maghull mixed use development site, the industrial estate at Sefton Lane, the Town Centre as well as the countryside areas surrounding the urban area of Maghull. These Character Areas are shown on Appendix 3. The Residential Character Areas with a brief description of their essential characteristics are listed below:

Residential Character Areas

Hall Lane Character Area

5.5.3 This is one of the oldest parts of Maghull with a mixture of established and imposing Victorian buildings. The building materials used are also a mixture which is dependent on the age of the building but include red and sandstone coloured bricks, stone, tiles and slate. The roads are narrow and tree lined with the boundary treatments being mostly high sandstone walls.

Parkhaven Character Area

5.5.4 The Parkhaven Character Area is one of the oldest parts of the town which can be seen by the Edwardian villas along Liverpool Road South, and that use sandstone building materials on boundary walls and houses. The house plots tend to be bigger with some substantial homes but with small houses on the roads leading away to the west. These include Claremont Road, Rosslyn Avenue and Gainsborough Avenue. These streets are characterised by having long rear gardens, tree lined streets and low garden boundaries to the front. This gives an established attractive "green" feel to the area.

Dover's Brook Character Area

5.5.5 This area is to the south west of the town and is mostly made up of 1950's semi-detached houses with some bungalows together with some earlier property. The density is relatively high with the main building materials being red brick then render with tiled roofs. The roads are narrow although to the west of the area the house plots become more substantial. The prevalent boundary treatments are low ornamental walls with some shrubs. This gives a pleasant, open aspect to the area.

Moorhey Character Area

5.5.6 The Moorhey Character Area is to the south of the town and is mostly made up of inter war social housing many now in private ownership. The building materials used for the semi-detached houses are mostly rendered brick with tiled roofs. The plots to the houses are small to the front with few garages. The front gardens are particularly small and are now being replaced with hard landscaping to provide additional parking. The boundary treatments are mostly low ornamental walls with some hedging. Some of the houses built along Northway have an unusual flat roof construction although they remained rendered in similar materials to the other houses in the area.

Clent Farm Character Area

5.5.7 This area is typified by 1950s -1960s semi-detached housing of brick and render together with tiled roofs. The front gardens tend to be reasonably sized with some off street parking available. The houses tend to have bay windows giving interest to the design of them rather than being flat fronted. The boundary treatments tend to be 0.5 metre high brick walls. The roads are quite narrow with on road parking leading to difficulties in the flow of traffic. This has led to an overall feeling of a closed, built environment with different boundary treatments (a mixture of hard landscaping with some softer elements)

Ashworth Character Area

5.5.8 The Ashworth character area is situated to the north east of Maghull and is named after Ashworth Secure Hospital. The Parkbourn estate to the south of the hospital forms the main residential area and was originally constructed in the 1950s as homes for the staff employed at Ashworth Hospital. The Parkbourn estate is mostly in private ownership although there are some registered social landlords (RSL) houses as well. The houses are brick built of a light red hue with tiled roofs. The houses have garages which are situated to the rear of the properties and accessed via service roads which circle the estate. The houses are a mix of terraced and semidetached which are open plan and front a large, central square of grass and trees

The Lakes Character Area

5.5.9 The Lakes Neighbourhood Area was built in the 1960's and 70's and are small brick built semi-detached houses with tiled roofs. There are some bungalows on Dodd's Lane which are older than the houses on the Lakes Estate and were probably early ribbon development before Maghull started to expand. The houses have a greater density and are smaller than the houses in the Clent Farm Area. The front gardens are small reflecting the overall smaller plots for the houses in the area. In the northern part of the estate they also have more brick built enclosures such as small ornamental walls and tall fences

Round Meade Character Area

5.5.10 This estate was built in the 1970's with a mix of houses. They are mostly either chalet style houses with steeply pitched roofs or dormer bungalows made of sandstone coloured brick and tiled roofs. The estate is laid out in an open aspect design in a circular pattern with all roads leading off the central Round Meade road. The houses tend to front the open public space and a more open feel to the estate. The enclosure treatments tend to be soft relying more on hedges and shrubs than fences and ornamental walls. There is significant tree planting of deciduous, native varieties giving considerable public amenity.

Old Hall Park Character Area

5.5.11 This area was developed in the 1990s and is situated on the former Maghull High School site. The houses are mostly detached with half red brick half render used on some of the houses together with tile roofs. The housing density is relatively low with the majority of houses being detached four bedroomed properties. The aspect to the front of the properties is open with small front gardens and all the houses have driveways.

Poppyfields Character Area

5.5.12 Poppyfields is the newest development in Maghull apart from the Redrow development at Parkhaven Trust. The site is the former Ashworth Hospital South site which was earmarked as a site for the new prison. Persimmon Homes has acquired the site and is developing the area with 340 units, one third of which will be social housing via One Vision Housing. This will include apartments next to the new station, Maghull North, which is due to open in May 2018.

Conclusion: Residential Character Areas

5.5.13 The 10 existing Residential Character Areas identified above each display a set of individual characteristics which make up and add to the "feel" of Maghull which in the view of the Town Council is essential as the Town develops in the future. It wishes to keep the best of the past and at the same time support

new and exciting designs which add to the street scene and overall townscape. The Town Council sets out these intentions in Policy MAG 4 below.

MAG 4: Residential Character Areas

Development proposals will be supported that respect the distinctive characteristics of the Character Area in which they are located, as defined in the Maghull Residential Character Assessment document, in terms of type of development, scale, design, open space provision and general layout, and which enhance their surroundings.

5.5.14 This policy aims to encourage new development that respects the Character Area features in which it is situated and does not detract significantly from its surroundings, so that these Areas continue to maintain their distinctiveness and surroundings, and contribute to the quality of life in Maghull.

5.5.15 The Town Council recognises that new designs and developments that add to the quality of the built environment of Maghull are to be welcomed. The Town Council encourages new development proposals to have greater regard for their surroundings to help assimilate the development into the street scene. In the view of the Town Council it is often the detail of the proposed development in terms of materials and in particular boundary treatments that respect the local area, that would help achieve this. Where appropriate, developers are encouraged to submit a Design and Access Statement in support of development proposals to demonstrate how the requirements of Policy MAG 4 have been addressed.

Land East of Maghull – Whinneybrook

5.5.16 The area known as Land East of Maghull is currently undeveloped. However, it has been allocated within Sefton Council's Adopted Local Plan as being suitable for development as a mixed employment and residential use site. The indicative housing number for the site is a minimum of 1400 although current planning applications submitted suggest the number of dwellings will be significantly higher than this indicative number. The Local Plan policy requirements include a main park, multi-use games area (MUGA) and retail/leisure provision amongst other provisions.

5.5.17 This development site will have a significant impact on Maghull and the Town Council sets out in Policy MAG 6 Land East of Maghull further policy and considerations to establish and then maintain a distinct set of development areas to not only break up this very large site but to add visual interest through variations in design and layout.

Commercial Character Areas

Sefton Lane Industrial Estate

5.5.18 To the west of the town is Sefton Lane Industrial Estate which provides the only employment area within the town. The area is confined by residential properties to the east and Dover's Brook to the south and west. This is a small complex of approximately 40 warehouse type units which are single story with tiled roofs to the south of Sefton Lane. The uses are mainly B1, B2 and B8 uses. The units are small so light industrial uses are prevalent with a small amount of retail uses.

5.5.19 The Town Council recognises that this area fulfils an important source of local employment and welcomes proposals that ensure its long term future. The town Council is of the view that the Local Plan contains the policies required to both control changes of use and other development proposals.

Maghull Town Centre

5.5.20 The town centre of Maghull and retail experience is focussed on Maghull Square (also called Central Square). This has 54 units within a range of A1 retail and A2 Financial uses together with a few takeaways. The town centre is triangular with the point formed at the junction of Damfield Lane by Red Lion Bridge and Northway with frontages along Liverpool Road North and Westway. There is considerable associated parking in the town centre with some limited restrictions.

5.5.21 The Town Council supports the policies for the Town Centre set out in the Local Plan to regenerate and improve the Centre. The Town Council proposes in MAG 2 to take the lead on preparing and implementing a District Centre Regeneration Plan and in MAG 1 to give the Regeneration Plan priority in any funding received.

Countryside Areas

5.5.22 Maghull has open areas of countryside surrounding the town except for the border with Lydiate which is mostly continuous residential development. These areas are mostly arable farmland with potatoes and rape seed being common crops. The outlook is flat across the areas with little height being achieved except for bridges over the Leeds Liverpool Canal. The fields tend to be lower than the roads with drainage ditches surrounding the fields draining into the local watercourses. The boundary treatments (if any) are hedgerows but generally there is an open aspect across the fields to the far distance.

5.5.23 The area to the north east of Maghull is the Maghull Smallholdings Estate. This is an area split into smallholdings originally leased from Lancashire County Council although some are now in private ownership. The plots are large with

modest sized houses. Millbank Lane runs through the estate and this is a single lane tarmacked road with frequent passing places

5.5.24 These countryside areas are all designated as Green Belt in the Local Plan which protects the areas from general development, apart for agricultural purposes, which reduces the open areas between the urban areas. The Town Council supports this policy and sees a role for these areas to help support the Green Corridor Policy MAG 5.

5.6 Green Corridors

5.6.1 The Town Council has identified a network of Green Corridors (shown on the Proposals Map) which provide natural buffers within the built-up fabric of Maghull. These Corridors will not only maintain the attractiveness of Maghull but also help maintain and create sustainable travel patterns as well as increase biodiversity. New development should be designed to include Green Corridors that provide for accessibility on foot and by cycle, with landscaping with trees, hedges and woodland.

5.6.2 It is important that the Green Corridors as identified on the Proposals Map and those to be created on the Land East of Maghull site are then protected from development which would undermine their purpose to provide attractive green routes for pedestrians and cyclists, with the added benefits of linkages particularly in the urban area for wildlife.

5.6.3 The Town Council will support and bring forward proposals to improve the identified and proposed Green Corridors by not only physical works such as the upgrading of surfacing of routes for pedestrians and cyclists or improved access to the Canal as well as better signing to aid connectivity.

5.6.4 This Policy is intended to supplement the policies contained in the Sefton Local Plan such as those protecting and creating open spaces and nature conservation.

MAG 5: Green Corridors

Development proposals will not be supported where they would have a significant adverse impact on the open character, visual amenity and purpose of the Green Corridors identified on the Proposals Map.

5.7 Land East of Maghull

5.7.1 The Local Plan presents a very detailed Policy MN3 Land East of Maghull and Policy MN2.47 Land East of Maghull, for the strategic large mixed use site known as Land East of Maghull. A comprehensive single Master Plan for the

whole allocation is required in order to establish a framework for subsequent planning applications. In addition the Policies include a number of requirements for the provision of infrastructure generally linked to the completion numbers of dwellings constructed at any one time. Sefton Council has also adopted, in September 2017, a Supplementary Planning Document (SPD) for the Land East of Maghull which provides further detailed policies and guidance regarding the expectations for the site, including the need for a comprehensive Master Plan.

5.7.2 The Neighbourhood Plan is supportive of this approach and views the Master Plan as an essential pre-requisite to development. Of great concern to residents in Maghull is the potential impact of the proposed development and the need to provide for the necessary infrastructure, that integrates the development into Maghull. On this basis the Neighbourhood Plan wishes to see the Master Plan include phasing and infrastructure delivery and a programme of implementation.

MAG 6: Land East of Maghull Master Plan

The agreed Master Plan for Land East of Maghull, to be submitted prior to submission of the first planning applications, should include the distribution of proposed land uses and layouts, and a framework and programme for the delivery of essential infrastructure.

The Master Plan should:-

a) design the development to promote high levels of accessibility for pedestrians and cyclists within a network of Green Corridors (as defined in MAG 5: Green Corridors in the Neighbourhood Plan) and to allow for links to green spaces beyond the site boundary as at Ball's Wood.

b) the development should include clearly defined residential areas, each with its own distinctive built character.

Planning applications submitted for the site must accord and adhere to the terms of the Approved Master Plan.

5.7.3 A Master Plan that includes the elements of phasing and a programme for implementation will help assimilate the proposed development into Maghull. The impact of what is a very large scale development in comparison to the existing Maghull area can be assessed in a planned way and the necessary investments made at the appropriate time to counterbalance any adverse impacts.

5.7.4 The Town Council would wish to see the Master Plan, in addition to the requirements set out in the Local Plan Policy MN3 and the Land East of Maghull SPD and MAG 6 above, include consideration of the following matters:

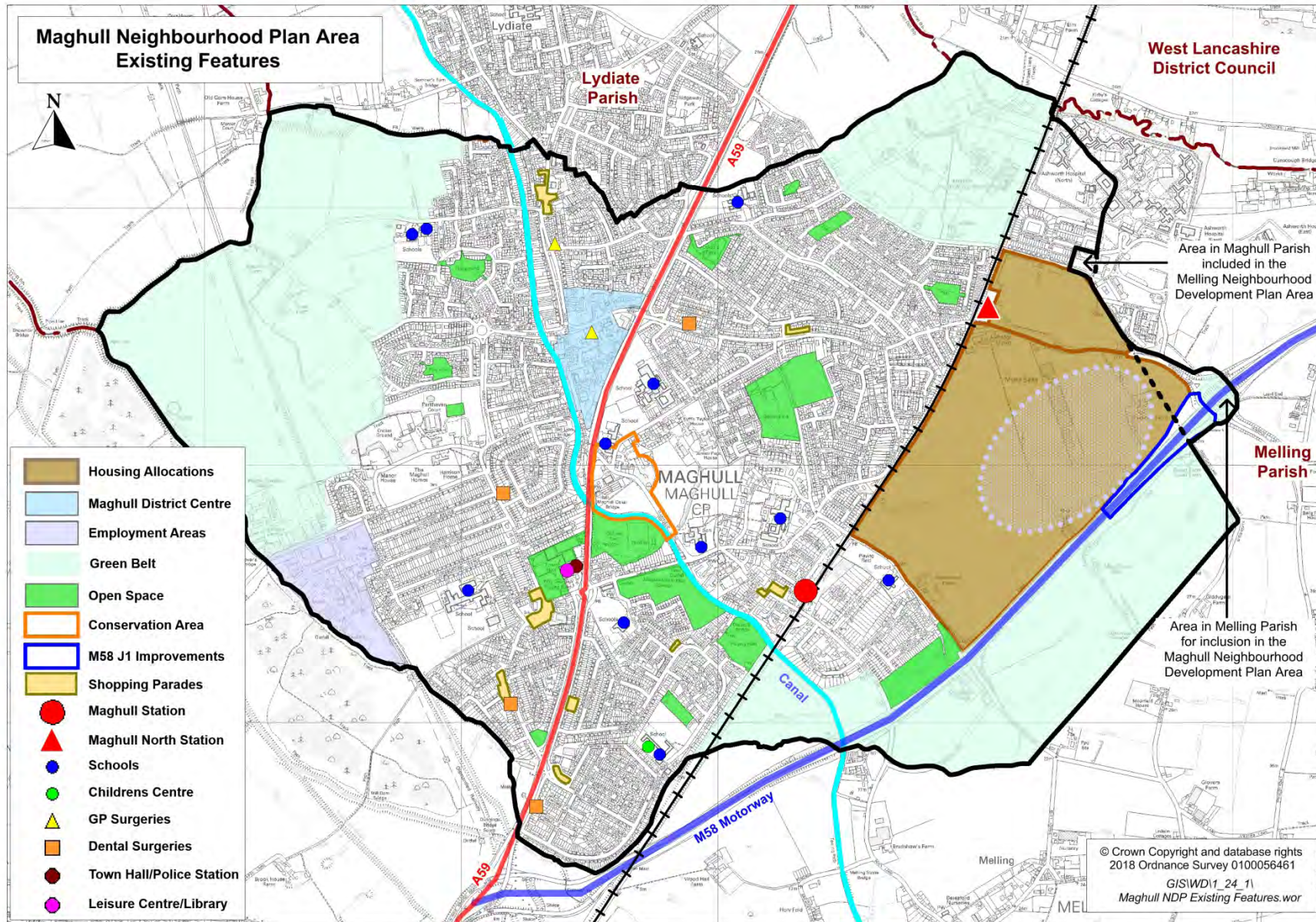
- the alignment and design of the proposed distributor road and its impact on the strategic and local road network, and measures required to address any impact.
- the provision of local health facilities.
- the provision of community facilities including provision for children and young people's services.
- to ensure the phasing and infrastructure for the Business Park is provided strictly in accordance with the requirements of Sefton Local Plan Policy MN3, the Land East of Maghull SPD and the agreed Master Plan for the site.
- the drainage proposals to reduce the risk of flooding outside of the site.

6. The Future

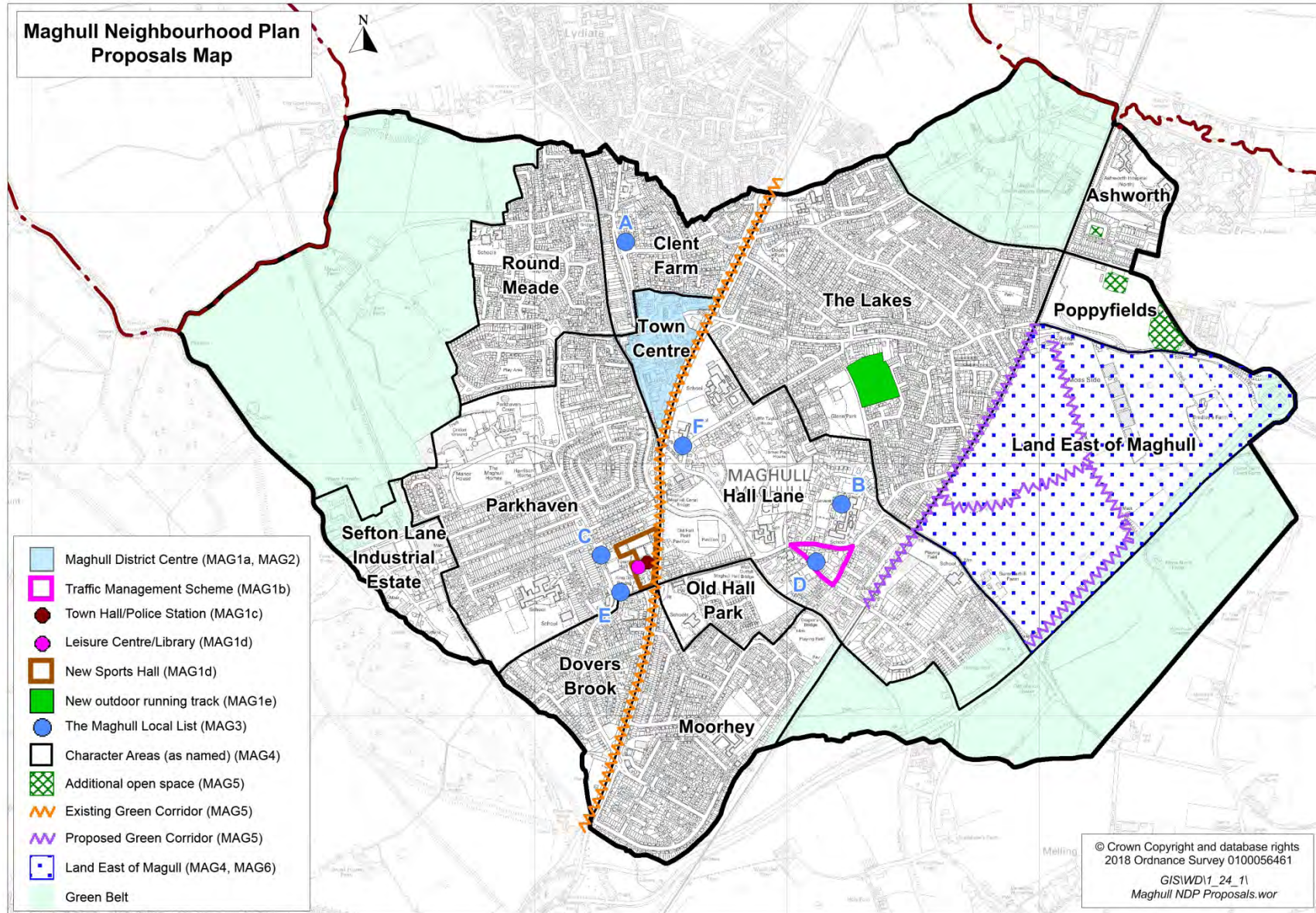
6.1 The Town Council sees the Policies set out in Section 5 of the Neighbourhood Plan, in conjunction with those policies in the Sefton Local Plan as promoting a sustainable future for Maghull. These policies establish a framework to both protect and enhance the essential features of Maghull and at the same time to accommodate and assimilate new development without adverse impact on Maghull.

6.2 The Town Council will monitor the Neighbourhood Plan annually and review it on a 5 year cycle. If circumstances change such as the promised early review of the Sefton Local Plan, then an earlier review will be undertaken.

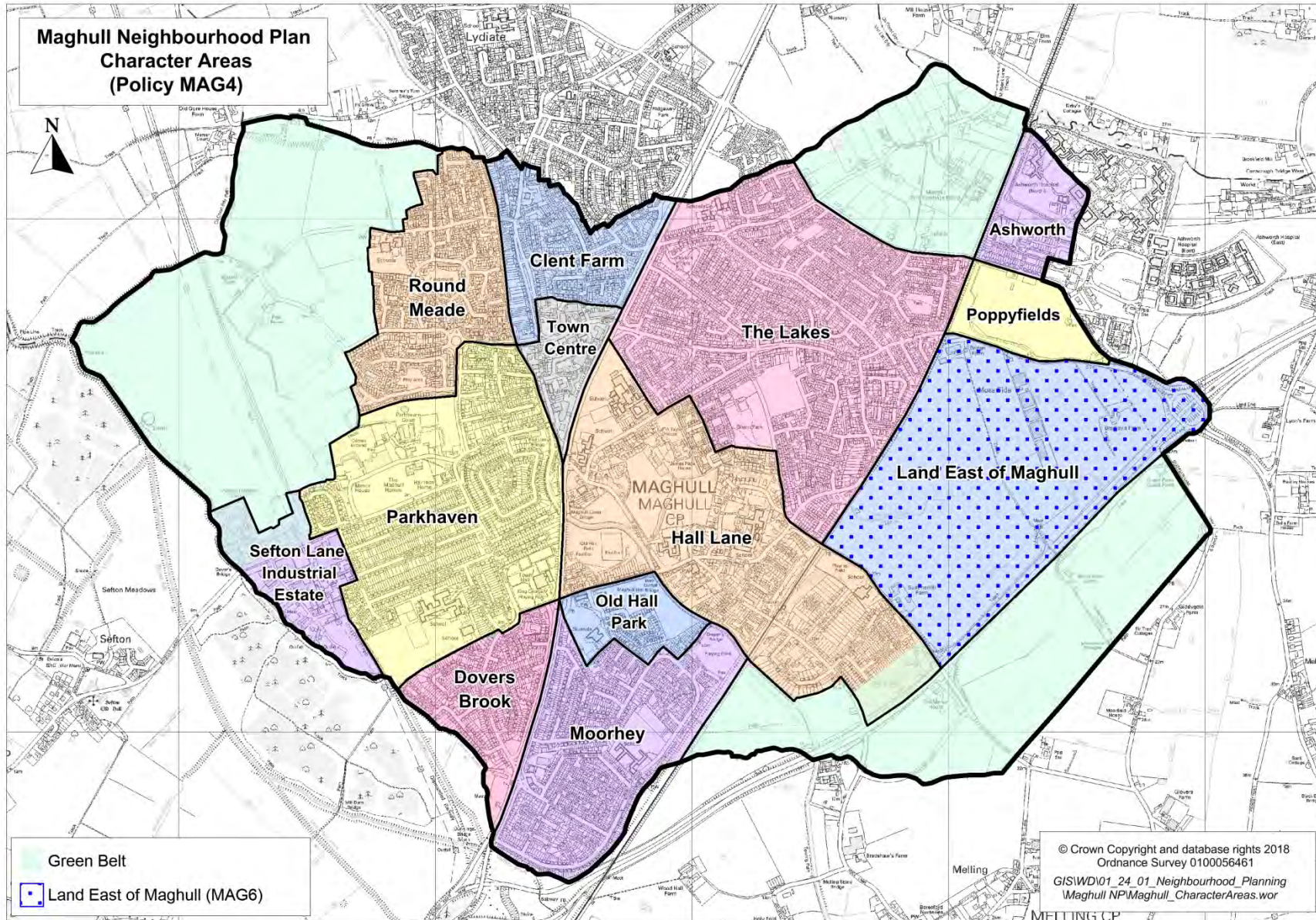
Appendix 1



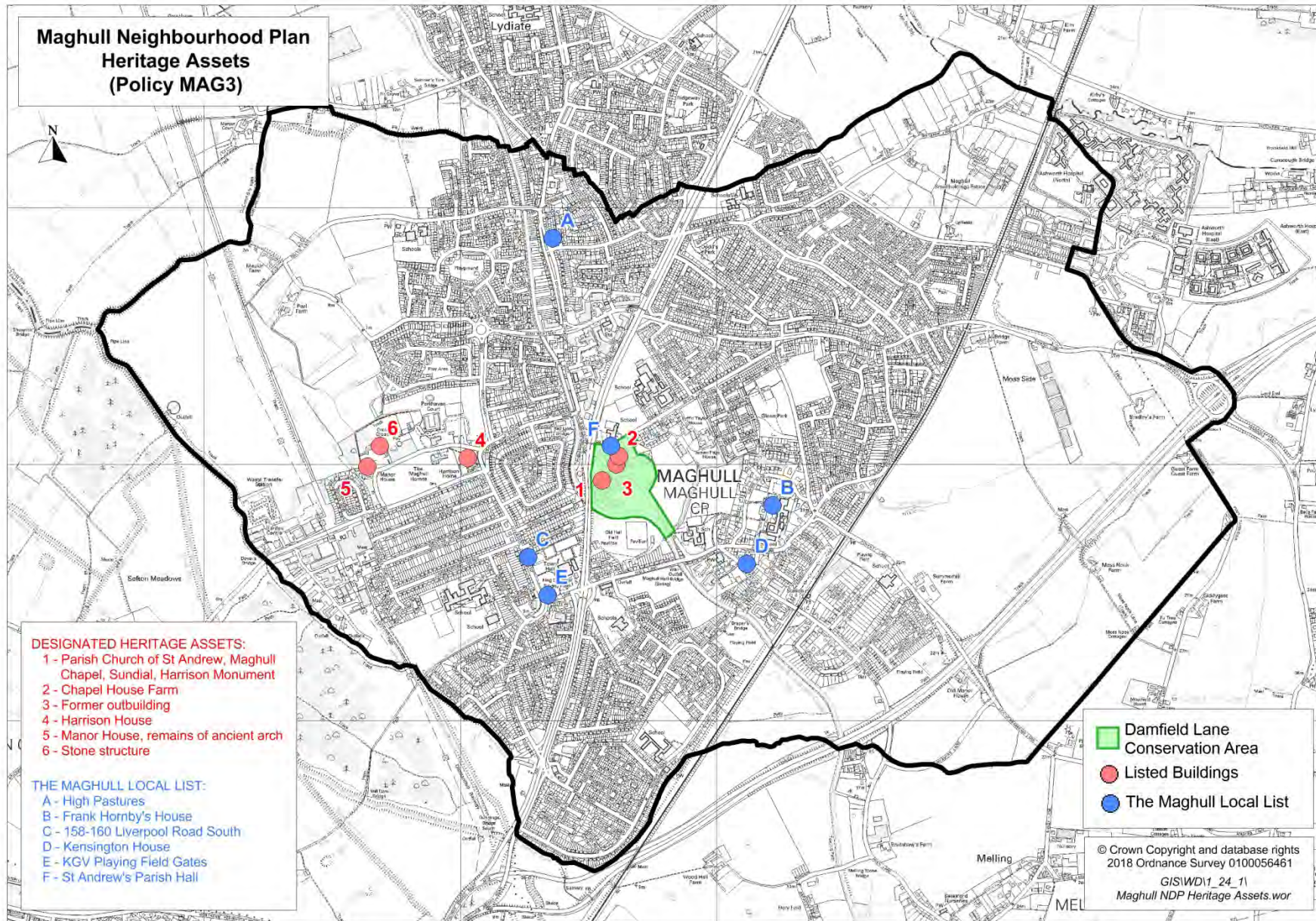
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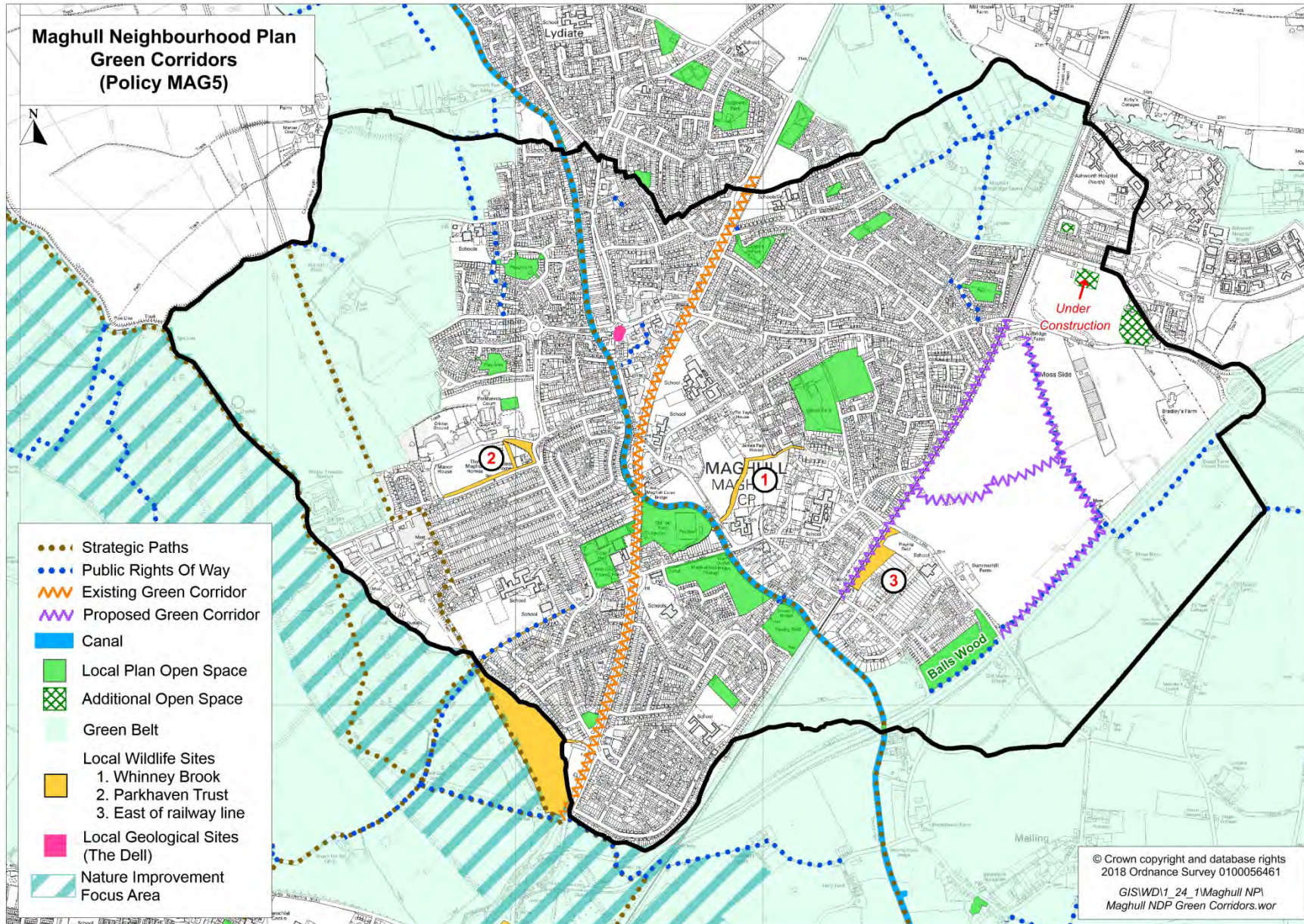
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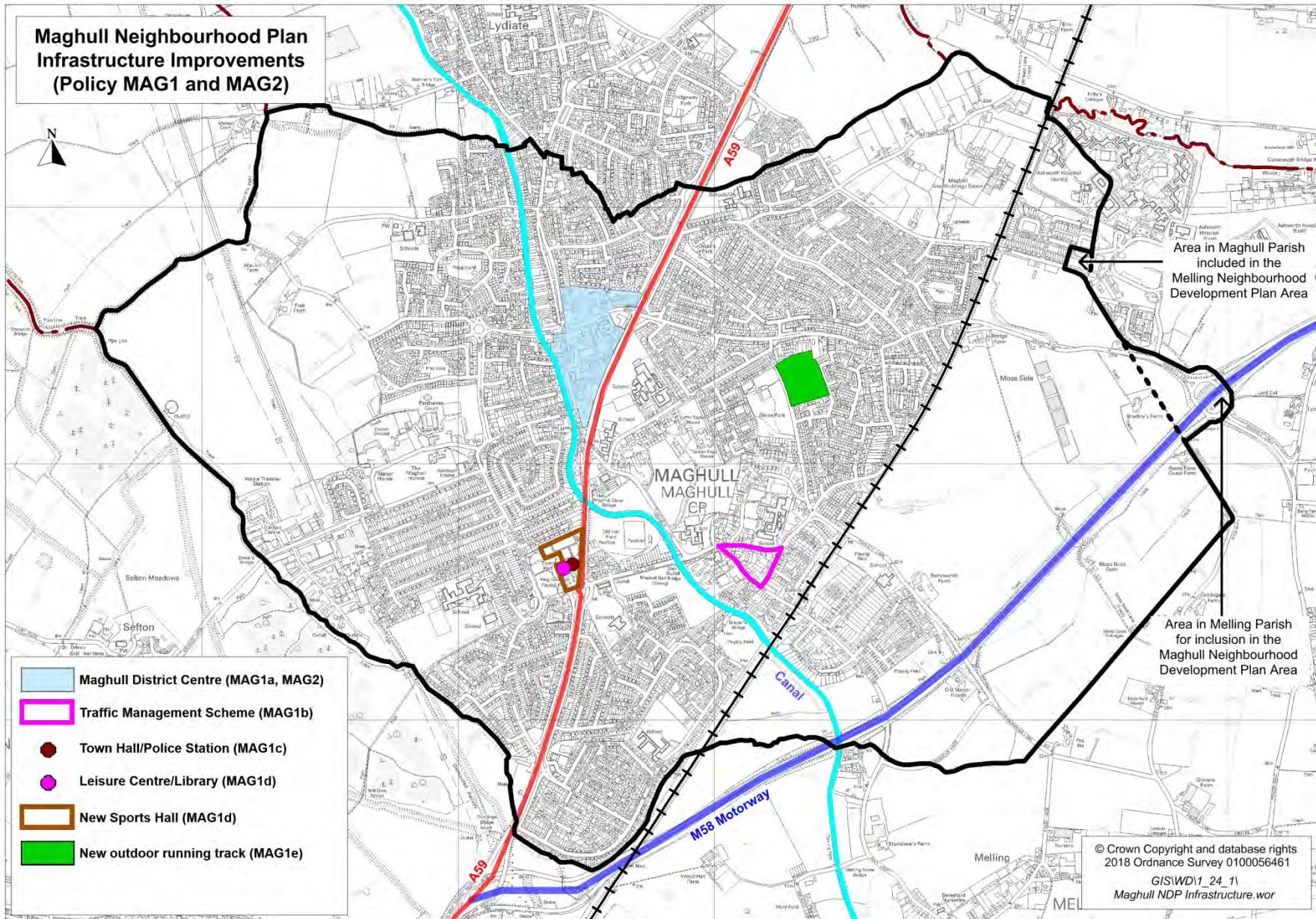
Appendix 4



Appendix 5



Appendix 6



MAG 1: List of Infrastructure Projects

AP 6.1 Throughout our neighbourhood plan process a common theme is that we should strive, through our NP planning policies to build communities and not just houses. We recognise that some checks and balances may exist through the Local Plan regarding hard, physical infrastructure, however there is very little in terms of softer/social infrastructure to facilitate the building of a sustainable community, (particularly where there is large scale development such as the Land East of Maghull). Our policies attempt to ensure that community infrastructure is considered as part of the planning process. Development proposals will be accepted where there is a demonstrable plan with clear timetables for the provision of physical assets (such as a community hub) that will facilitate the development of a social community where services may be provided and residents can interact socially.

The Town Council's priorities for infrastructure provision and improvement during the Plan period are listed order of importance.

Priority 1: Maghull District Centre Regeneration

AP 6.2 Maghull District Centre has been identified by residents as being an area they would like to see improved. This is because of the poor offer currently available and lack of choice. Car parking remains an issue with parking for the Health Centre being limited and over utilised. The District Centre does not have links to its differing parts with Liverpool Road North being particularly out on a limb.

AP 6.3 The old Police Station site would kick start regeneration of the town and could be used to support further development. It is anticipated that this site will be available in the next 18 months. This could be utilised for further healthcare provision.

Priority 2: Traffic Management schemes

AP 6.4 These include the area around Maricourt School which is particularly congested during school drop off and pick up times. The area could be changed to a one way system which would ease the congestion and minimise risk to children travelling to school. The additional numbers likely to attend from the developments on Land East of Maghull would make this scheme viable and necessary.

AP 6.5 An additional traffic scheme would be to link the Liverpool Road North area of the District Centre to Maghull Square. This would ease pedestrian movement and give a more connected feel to the town. This could include changing the traffic system to allow buses only to access Liverpool Road North at Red Lion Bridge and thereby allow increased pedestrian zone of the road.

Priority 3: Community Hub (Town Hall Improvements)

AP 6.6 A community hub would be needed to help create the social interaction needed to allow the integration of Land East of Maghull to the greater Maghull area. This could be incorporated into improvements to the Town Hall so that it became the community centre as well as the civic centre of the town. This would involve a rearrangement of the building's functions to allow more meeting rooms and activity spaces for a variety of functions which it cannot accommodate at the present time. As the town's population grows a focal point for residents will be needed to engender a greater feeling of community.

Priority 4: New Sports Hall

AP 6.7 Linked to the changes within the Town Hall and the creation of a community hub would be the creation of a new Sports Hall. The Town Council has a large number of parks but few buildings. A new sports hall would allow more niche sports to be played including volleyball, handball, basketball and badminton. The sports hall could be part of the redevelopment of the Town Hall estate and a suitable site has been identified, namely the area around the tennis pavilion.

Priority 5: New Outdoor Running Track

AP 6.8 A new outdoor running track would be beneficial for residents and would improve the facilities available to them. The proposed site is on Whinneybrook Playing fields and would complement the junior football already available. Further improvements to the site including rugby posts etc. could be added during the term of the Plan.

Priority 6: Open Space Improvements and Enhancing Green Corridors

AP 6.9 Open Space improvements including enhancing Green Corridors would ensure that the green feel of the town continues. It would also ensure that it is maintained and in some areas improved to ensure that the public amenity continues to add to the overall picturesque feel to Maghull. This would also ensure that any further development within Maghull adhered to the greenness of the town and contributed to the overall amenity.

Appendix 7

Minutes of Sefton Council Cabinet Meeting (5th February 2015 Item 60)

60. DESIGNATION OF THE MAGHULL AND MELLING NEIGHBOURHOOD DEVELOPMENT PLAN AREAS

The Cabinet considered the report of the Director of Built Environment which provided details of proposals to designate the Maghull and Melling Neighbourhood Development Plan areas, in accordance with Section 61G(1) of the Town and Country Planning Act 1990 and Part 2 of the Neighbourhood Planning (General) Regulations 2012.

Decision Made:

That approval be given to the designation of the revised Maghull and Melling Neighbourhood Development Plan areas, as set out in the report.

Reasons for Decision:

The Council, as Local Planning Authority (LPA), is required to determine applications submitted for the designation of a Neighbourhood Development Plan area.

Alternative Options Considered and Rejected:

The LPA must decide whether to approve any application or refuse it. If it does decide to refuse the application because it considers the area is not an appropriate area to be designated, it must give reasons to the applicant why it has refused the application.

Appendix 8

Minutes of Maghull Town Council Steering Group Meeting (20th July 2017 Item 5)

5. MAGHULL NEIGHBOURHOOD PLAN - The Steering Group discussed the Maghull Neighbourhood Plan and the progress made so far. The Draft Plan together with the policies was presented to the Group for their comments. Overall, the impression was favourable and the Plan read well. Further work had been completed to ensure that the Plan fell within the National Planning Policy Framework and that the accompanying text reflected the link to the policies proposed. Members noted the work which had been undertaken to get the Plan to this point. The draft Character Assessment was included in the papers and this was ready for consultation.

Members stated that they were happy with the draft Plan and that it should go out for consultation with the public.

RESOLVED that

- 1. The draft Plan be submitted to public consultation;**
- 2. The draft Character Assessment be submitted for public consultation to run concurrently;**
- 3. The report be noted.**

Appendix 9

Minutes of Full Council Meeting (20th September 2017 Item 5)

NEIGHBOURHOOD PLAN

Members discussed the draft Neighbourhood Plan which was out for consultation. The consultation period was a minimum of 6 weeks. However, the consultation period had started on 29th July at MaghullFest and was due to finish on 26th September giving a total of 8 weeks.

Members were concerned that few responses were being received and that as the consultation was due to finish the following week more time should be given. It was agreed that an A5 leaflet be produced. Members discussed how to ensure that all residents received a copy of the proposed leaflet. Additional workshops were proposed and an extension to the consultation deadline was also discussed. The Town Clerk stated that the consultation process and timescales had been promoted in the Champion Newspaper, Maghull Radio and at public meetings at the Town Hall.

RESOLVED that

- 1. A leaflet about the Neighbourhood Plan be prepared and distributed to all households and businesses in Maghull;**
- 2. Cllrs Esterson and Mullen man a stall in Maghull Central Square to elicit responses to the Plan;**
- 3. An additional open day be held on 9th October 2017;**
- 4. The consultation period for the Plan be extended to 9th October 2017;**
- 5. The report be noted.**

Appendix 10

Minutes of Full Council Meeting (8th November 2017 Item 6)

1. NEIGHBOURHOOD PLAN

John Dalton (Planning Consultant, Neighbourhood Plan) summarised his report on responses to the Draft Neighbourhood Plan. Key points

- Public consultation held over Summer 2017
- Closing date for responses extended from 26th September to 9th October
- 20 representations received including responses from Sefton Council, developers and residents
- Policy 1 (s106 funding): received most representations. Sefton Council pointed out that the policy as drafted doesn't comply with current legislation. Policy should include wording to prepare for the introduction of Community Infrastructure Regulations. Minor changes to wording of policy
- Policy 2 (Town Centre Regeneration): Concerns that policy was too aspirational and does not reflect need to work with partners. Action:

- Policy to be re-worded to reflect that Maghull Town Council will work with stakeholders to prepare a District Centre regeneration plan
- Policy 3 (Local List): Some concerns that list would restrict suitable and sustainable development. Supporting text to be amended to include details of the number of properties on the list
 - Policy 4 (Character Areas): Wording to be revised to refer to Local Character areas.
 - Policies 5-10 (Land East of Maghull).
 - Policy 5: Developers have put forward a light-touch Master Plan. Maghull Town Council (MTC) wants to see infrastructure proposals and how the site will impact on greater Maghull. One developer suggested the Plan focussed too much on land east of Maghull and should look at the longer term development of Maghull. Policy 5 to be amended to be a more all-embracing policy and the supporting text to include a list of issues to be addressed through the Master Planning process e.g. provision of health facilities and the impact of proposals on the wider drainage system.
 - Policy 6: Green Corridors: Policies for whole of Maghull not just land East of Maghull
 - Other representations: Important that Plan reflects that it's not just about development on land east of Maghull; two neighbouring sites "safeguarded" with 1,000 dwellings proposed in Sefton's Local Plan. Both will impact on the Town Centre and impact on flooding by new developments.

Key points raised in discussion

- Master Plan for land east of Maghull should take account of other developments in the wider area
- No details for business park including traffic impacts
- Local centre on land east of Maghull to be reviewed, by Sefton, as an additional 250 properties to be built
- Concerns about impact on schools and medical provision

The Town Clerk reported that in addition to the Neighbourhood Plan the following documents would need to be submitted to Sefton:

- Basic Conditions Statement
- Consultation Statement

Both documents needed further work. Agreement was sought to delegate authority to a core group to amend the documents. It was proposed that the group include:

- Leader of MTC
- Deputy Leader of MTC
- Chief Executive and Town Clerk
- Planning Consultant (Neighbourhood Plan)

All Cllrs would be able to attend meetings.

The aim was to send the Plan and supporting documents to Sefton in the week of 4 December 2017. Sefton would engage an independent Planning Inspector to review the plan. Sefton could carry out a further 6 week consultation. If the plan went to referendum this would require 28 days' notice. Sefton would manage this process. It would be a yes/no referendum. The supporting papers would be clear that a no vote would still result in a Neighbourhood Plan being adopted.

John Dalton noted that if Sefton failed to have regard to policies in the Plan they could be subject to Judicial Review

RESOLVED that

- 6. Progress noted**
- 7. Authority for finalising documents relating to the Neighbourhood Plan be delegated to Leader of Council, Deputy Leader, Chief Executive and Town Clerk and Planning Consultant;**
- 8. The Neighbourhood Plan and supporting documents be submitted to Sefton Council by 5th December 2017;**
- 9. The report be noted.**

Glossary

Affordable housing

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. They should remain available for future eligible households. This definition does not include 'low cost market housing'.

Allocation(s)

A site specifically identified in the Local Plan, and shown on the Policies Map, for housing, employment, mixed use or other development.

Business Park

An area suitable for employment, the development of which may include light industry, offices, research and development, general industry and distribution/storage. It is not allocated for retail or other commercial development.

Community Infrastructure Levy (CIL)

The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008, as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of the area. It came into force in April 2010 through the Community Infrastructure Levy Regulations 2010.

Conservation of Habitats and Species Regulations 2010, as amended (often referred to as 'the Habitats Regulations')

The full name is The Conservation of Habitats and Species Regulations 2010, as amended. This implements the Habitats Directive in UK law. The Regulations set out the steps to consider when making decisions that affect internationally important sites and European Protected Species.

Consultation Plan

A Consultation Plan accompanying the Maghull Neighbourhood Plan is required by the Localism Act. The Consultation Plan must set out what consultation was undertaken and how this informed the Neighbourhood Plan.

Designation(s)

Areas of land identified on the Local Plan Policies Map to which specific planning policies apply, e.g. Green Belt, Primarily Residential Areas, etc.

Environmental Impact Assessment

A procedure to be followed for certain types of project to ensure that decisions are made in full knowledge of any likely significant effects on the environment.

Employment land / site

Land allocated or designated for B1 office, B2 general Industrial, and B8 storage and distribution uses.

Evidence Base

The researched, documented, analysed and verified basis for preparing the Maghull Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by Sefton Council as part of the process of developing its Local Plan.

Evidence Base Summary

A document produced as part of the process of developing the Maghull Neighbourhood Plan. It supports the Plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made as to where new infrastructure and projects should be included in the Plan.

Examination

An independent review of the Neighbourhood Plan carried out in public by an Independent Examiner.

Green Corridors

Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together and often provide pleasant walks for the public away from main roads.

Green infrastructure

A network of multi-functional urban and rural green space which is capable of delivering a wider range of environmental and quality of life benefits for local communities. The main components of green infrastructure in Maghull are the parks, open space, the green network of strategic paths and cycleways, designated sites of nature/geological importance and priority habitats and the Canal.

Habitats Regulations Assessment (HRA)

The Local Plan must be subject to a Habitats Regulations Assessment (HRA) to assess its potential effects on internationally important nature sites and their supporting habitat; in line with the Habitats Regulations 2010 (as amended). Some planning applications require site-specific (or project) Habitats Regulations Assessment.

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including through the Maghull Local List).

Independent Examiner

Anyone with appropriate qualifications and skills who meet certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

Infrastructure

All the ancillary works and services which are necessary to support human activities, including roads, sewers, schools, hospitals and so on.

Land East of Maghull

The major 60 hectare mixed use development site in Maghull which is next to the M58 motorway.

Listed Building

Listed buildings are those statutorily defined as being 'of special architectural or historic interest'. They are listed by the government based on the advice of English Heritage. These buildings are protected to preserve the best of the built heritage. Listed buildings are graded as Grade I, II* or II according to their architectural quality or historical significance.

Local Geological Sites

Local Geological Sites (LGSs) are designated by the Council and contain features of substantive geological value. In Sefton these were formerly known as Sites of Local Biological Interest (SLGIs).

Local Nature Partnership

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it. The Local Nature Partnership for the Liverpool City Region is called 'Nature Connected'.

Local Nature Sites (locally important nature sites)

Local nature sites include Local Wildlife Sites (LWSs) and Local Nature Reserves (LNRs) and are designated by the Council. Local Wildlife Sites contain features of substantive nature conservation value, and in Sefton were formerly known as Sites

of Local Biological Interest (SLBIs). Local Nature Reserves (LNRs) are places with wildlife or geological features that are of special interest locally.

Local Planning Authority

The local authority or council whose duty it is to carry out specific planning functions within its area, including preparation of the Local Plan and development management. Has the meaning given in section 1 of the Town and Country Planning Act 1990.

Local Wildlife Sites (LWS)

See Local Nature Sites above.

The Localism Act

An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up 'Neighbourhood Development Plans' for their local area.

Maghull Town Council

Maghull Town Council is the parish authority for Maghull. The Town Council is a service provider for the Maghull community, an influencer and conduit for local views, working effectively and efficiently in partnership with other organisations.

Market Housing

Housing for sale or for rent where prices are set in the open market.

Mersey Forest (The Mersey Forest)

The Mersey Forest is a Community Forest; an area identified through the England Community Forest Programme to revitalise countryside and green space in and around major conurbations. The Mersey Forest is a partnership between local councils and other organisations.

Mixed Use

Developments where more than one use is constructed. Uses may be mixed within the same building (e.g. offices above shops) or may be mixed across the site (e.g. houses next to shops and community facilities)

National Planning Policy Framework (NPPF)

National planning guidance published by the Department of Communities and Local Government in March 2012.

Neighbourhood Plan

A Neighbourhood Plan establishes general planning policies for the development and use of land in a neighbourhood. They are prepared by the community. Neighbourhood Plans allow local people to get the right type of development for their community, but the plans must still meet the needs of the wider area. When made, they form part of the Development Plan and supersede any policies in an earlier plan which forms part of the Development Plan.

NPPF

See “National Planning Policy Framework” above.

Older people

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Open space

Open space (including areas of water such as Canals and lakes) which offer important opportunities for sport and recreation and can also act as a visual amenity. In Sefton open space comprises both public open space and other outdoor sports and recreation sites available to the public.

Plan Period

The time period to which the Neighbourhood Plan applies - from when the Plan is made to 1st April 2037.

Planning Obligation

See Section 106 agreement below.

Previously developed land

Land which is or was occupied by a permanent structure, including land within its curtilage and any fixed surface infrastructure. There are various exceptions to this which are set out in the National Planning Policy Framework.

Publicly Accessible Open Space

Open space that is open to the public and is normally owned and managed by a private owner.

Public Open Space

Open space that is open to the public and is normally owned and managed by a public organisation such as Maghull Town Council or Sefton Council.

Qualifying Body

A group which is permitted to produce a Neighbourhood Plan. Maghull Town Council is the qualifying body for the Maghull Neighbourhood Plan.

Quality and Outcomes Framework

The Quality and Outcomes Framework (QOF) is a system for the performance management and payment of general practitioners (GPs) in the National Health Service (NHS) in England, Wales, Scotland and Northern Ireland. It was introduced as part of the new general medical services (GMS) contract in April 2004, replacing various other fee arrangements.

Referendum

A general vote by the electorate on a single political question that has been referred to them for a direct decision. In the case of the Maghull Neighbourhood Plan, the referendum will decide whether or not to adopt the Plan.

Scheduled Monuments

Scheduled Monuments, also referred to as Scheduled Ancient Monuments, are sites of outstanding national importance that are worthy of protection. The word "monument" covers the whole range of archaeological sites. Scheduled monuments are not always ancient, or visible above ground. They are placed on a schedule by the government based on the advice of English Heritage.

Section 106 agreement

Section 106 agreements, also known as planning obligations, are agreements between developers and local planning authorities that are negotiated as part of a condition of planning consent. These are legally enforceable obligations entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal. Such obligations could ensure the developer contributes towards a range of infrastructure and services, such as community facilities, public open space, transport improvements and/or affordable housing.

Section 123 list

A list of projects or types of infrastructure that a Council intends to fund, or may fund, through the Community Infrastructure Levy. This refers to Section 123 of the Community Infrastructure Levy Regulations.

Sefton Council

The Local Authority for Maghull

Social infrastructure

Infrastructure that provides for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community.

South Sefton CCG

The body responsible for the provision of healthcare for Maghull including GP surgeries, dental surgeries, etc.

Sustainable development

Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainable drainage systems (SuDS)

Drainage systems designed to manage surface water sustainably. They aim to reduce the amount of surface water run-off and the rate at which it joins rivers, public sewers or runs off the site as 'overland flow', and to maintain or improve water quality. SuDS should follow natural processes where possible, allowing water to percolate through the ground and using soft-surface, landscaped solutions such as shallow ditches (swales) or depressions (bales) to collect, transport and store water. However, below ground or hard engineered solutions such as underground storage tanks or pipe may be the most appropriate SuDS for some sites.

Strategic Environmental Assessment (SEA)

A procedure which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Use Classes Order

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'.

Working Group

A group of people representing the Town Council, residents associations, community groups and businesses that informed the early work on the Maghull Neighbourhood Plan.