

Our Ref: 2016.006 & 2017.002
Your Ref:

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SENT BY EMAIL ONLY TO: neighbourhoodplanning@sefton.gov.uk

30th July 2018

Dear Local Plan Team,

Re: Maghull Neighbourhood Plan – Regulation 16 Consultation

On behalf of Countryside Properties, Persimmon Homes and The East Maghull Consortium, we are writing to provide representations on the submission version of the Maghull Neighbourhood Plan.

Our clients control land to the east of Maghull that is allocated for development under Policies MN2 and MN3 of the adopted Sefton Local Plan and known as 'Land East of Maghull'. They have submitted two planning applications covering the majority of the allocation site and a draft Masterplan showing how the full allocation could be developed. Further guidance on the development of the allocation is included in the Land East of Maghull Supplementary Planning Document (SPD).

From our review of the submission version of the Neighbourhood Plan, it appears that Maghull Town Council has taken into account the majority of the comments that we submitted to the previous consultation in September 2017 and this is welcomed.

Section 5.7 of the submission version relates to the Land East of Maghull allocation, with MAG 6 specifically referring to the Masterplan. Our comments on this section and MAG 6 are provided below.

Planning policy relating to Land East of Maghull

Paragraph 5.7.1 of the Neighbourhood Plan refers to Policies MN3 and MN2 of the Sefton Local Plan, but not the adopted Land East of Maghull Supplementary Planning Document (SPD).

The SPD provides detailed guidance for development at Land East of Maghull, including the delivery of infrastructure. It also includes a proposed structure for the Masterplan document.

Although the SPD is mentioned in paragraph 5.7.4, it should be introduced in paragraph 5.7.1 (or in a new paragraph) with its full title so that the reader fully understands what it is and its role in guiding future development.



MAG 6: Land East of Maghull Masterplan

Infrastructure Framework

Policy MN3 of the Sefton Local Plan includes specific requirements in relation to infrastructure delivery and phasing, with detailed guidance also set out in Section 3.9 and LEM9 of the Land East of Maghull SPD.

Although there is already detailed policy and guidance in place within the Local Plan and SPD, the latest version of the draft Masterplan includes a framework for infrastructure delivery and phasing, as well as estimates as to when certain elements would be implemented.

It should be noted that the Masterplan cannot provide definitive dates for when on-site infrastructure will be implemented as the timing of this will be subject to the granting of planning permission and subsequent construction of residential and commercial development at the site.

Regarding off-site infrastructure, this will also be dependent on timescales for the delivery of new residential and commercial development. Financial contributions from the developers towards off-site infrastructure will be provided to Sefton Council at the planning application stage and secured through appropriate legal agreements. Therefore, implementation of off-site infrastructure will be the responsibility of Sefton Council and will not be under the control of the developers.

On this basis, we maintain our position as set out in our previous representations, that the Masterplan should not include a programme of implementation, but instead include broad estimated timescales as to when development and associated infrastructure will be provided. We therefore, request that the first paragraph of MAG 6 is amended to the following:

'The Masterplan for Land East of Maghull, to be submitted and approved before the first planning applications have been approved, should include not only proposed land-uses and layouts, but also a framework for infrastructure delivery and phasing, both on and off site (where possible).'

Character Areas

The phasing of development, as set out in the Masterplan, is based on the triggers for infrastructure delivery that are included in Policy MN3 and the SPD.

Rather than each phase having its own character, the Masterplan proposes a number of defined character areas at different locations within the site, which reflect both their location and surroundings and include variations in design.

For consistency, we request that point 'b)' of MAG 6 is amended to the following:

'include a number of character areas so that different locations within the site have a distinctive built character of their own.'

Local Shopping Provision

The fourth bullet of paragraph 5.7.4 states that the Town Council would prefer the proposed local shopping provision to be located centrally to the site.

However, as stated in our previous representations, this conflicts with LEM8 of the SPD which states that *'The parade should be located adjacent to School Lane at its junction with the Local Distributor Road.'*

As guidance relating to the location of the local shopping provision is already provided in the SPD which was subject to consultation and subsequently adopted by Sefton Council, we request that the



fourth bullet of paragraph 5.7.4, requesting that the local shopping provision is centrally located, is removed from the Neighbourhood Plan.

Business Park

Bullet 5 of paragraph 5.7.4 requests that the Masterplan includes more detail in relation to the Business Park and an assessment of potential impacts on Maghull Town Centre and the proposed local shopping provision within the Land East of Maghull allocation.

Policies MN2 and MN3 of the Local Plan already allocate land for a Business Park and define the uses that would be acceptable within it. Policy MN3 and the SPD also couple construction and occupation of the Business Park to the delivery of residential development within the allocation and the implementation of off-site infrastructure.

As the principle of development of the Business Park is already established, the impacts of this on the surrounding area should not need to be assessed within the Masterplan. Should planning applications be submitted that do not accord with Policies MN2 and MN3 of the Local Plan, justification will be required at that stage, taking into account potential impacts on the surrounding area, including within the allocation.

Regarding delivery and phasing of commercial units within the Business Park, this will be subject to market demand and therefore, it is not possible to provide specific details on the exact uses or phasing within the Masterplan.

On the basis of the above, we request that the fifth bullet of paragraph 5.7.4 is removed from the Neighbourhood Plan.

If you have any queries regarding the content of this letter then we would be happy to discuss these with you further.

Can you please notify me of your decision on whether to make the Neighbourhood Plan. My email address is [REDACTED]@whitepeakplanning.co.uk.

Yours sincerely,

[REDACTED]

[REDACTED]
Associate Director

For and on behalf of White Peak Planning Ltd.