

Maghull Neighbourhood Plan Regulation 16 Consultation – Respondents and brief summary of comments made

Ref	Respondents	Brief summary of comment
1.	Janet Ward	I request that my plot be included for consideration in the neighbourhood plan proposal in the lakes character area.
2.	Sport England	Generic response setting where to get advice on protecting playing fields and developing planning policy.
3.	Network Rail	Given the proposed residential development any increase in level crossing users could create more accidental or deliberate misuse, with potential for cumulative impact, requiring contributions towards mitigation, Transport Assessments and appropriate sustainable drainage proposals also required following consultation with Network Rail.
4.	United Utilities	Recommend additional wording with respect to Surface Water Management, as a separate policy.
5.	Natural England	We do not have any specific comments. If the plan changes screening exercises may need to be undertaken.
6.	Historic England	The strategy must safeguard those elements which contribute to the importance of historic assets. More detailed information on the historic environment is required and heritage should be mentioned in the Plans Vision and Objectives. The status of the local list for Maghull is unclear. Policies could be strengthened and alternative wording is provided.
7.	National Grid	National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area. Clarification received that gas pipeline across Land East of Maghull site is a local distribution pipeline not belonging to National Grid.
8.	Gerard Crilly	Evidence in support of Maghull's totally inadequate drainage infrastructure and the impact the proposed new development will have on existing homes.
9.	Maureen Webb	Object to building over 1600 houses on land East of Maghull. We need this to grow food. It will be detrimental to wildlife. Proper wildlife surveys are needed. Infrastructure cannot cope with more houses.
10.	John Miller	Halt urban sprawl. Stop building semi-detached houses in brick.
11.	Gerard Crilly 2	Signatures of 100 residents of Maghull affected by dangerous flooding and further supporting information
12.	Gerard Crilly 3	Request for unsustainable drainage infrastructure and upgrading to be incorporated into the Neighbourhood Plan.
13.	Environment Agency	In infrastructure improvements, any drainage proposals are matters for the Lead Local Flood Authority.
14.	While Peak Planning on behalf of Countryside Properties, Persimmon Homes and The East Maghull Consortium *	The role of the Land East of Maghull Supplementary Planning Document in guiding development and infrastructure delivery needs to be set out more fully. Alternative wording is suggested. Request more character areas are acknowledged within the Land East of Maghull site. Request removal of specific wording relating to location of local shopping provision and delivery and phasing of commercial units within the Business Park.
15.	Barton Wilmore on behalf of Anwyl Land Ltd *	There is no mechanism to secure the delivery of the infrastructure improvements and it is unclear what level of contribution would be required of developments. The approach to town centre regeneration needs to be flexible to maintain viability and suggestions are made to improve its delivery. Network Rail have control over the Green Corridor status of the railway line. The plan is ineffective in securing new housing that is responsive to local needs. It should identify safeguarded land and respond to strategic housing needs.

* Indicates request to be notified of decision to adopt Lydiate Neighbourhood Plan