

Maghull Town Council
Draft Neighbourhood Plan
Consultation Statement



November 2017



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Introduction

- 1.1 The purpose of this document is to explain and demonstrate how engagement with the Maghull community and others has shaped the development of the Draft Maghull Neighbourhood Plan (MNP) and to provide a record of the consultation which took place during the preparation period for the Draft Neighbourhood Plan. The main methods used to publicise the preparation process are also documented, along with the consultation responses.

- 1.2 The engagement process utilised many different ways of consulting with residents and businesses as well as formally publicising the draft MNP to all interested stakeholders, residents and businesses. Consultation methods included surveys, meetings, leaflet drops to all households and social media updates. Further details are given in this document. However, it is believed that all sections of the community both within Maghull and the wider area have been consulted on this Plan and the responses of those who chose to respond are contained within.

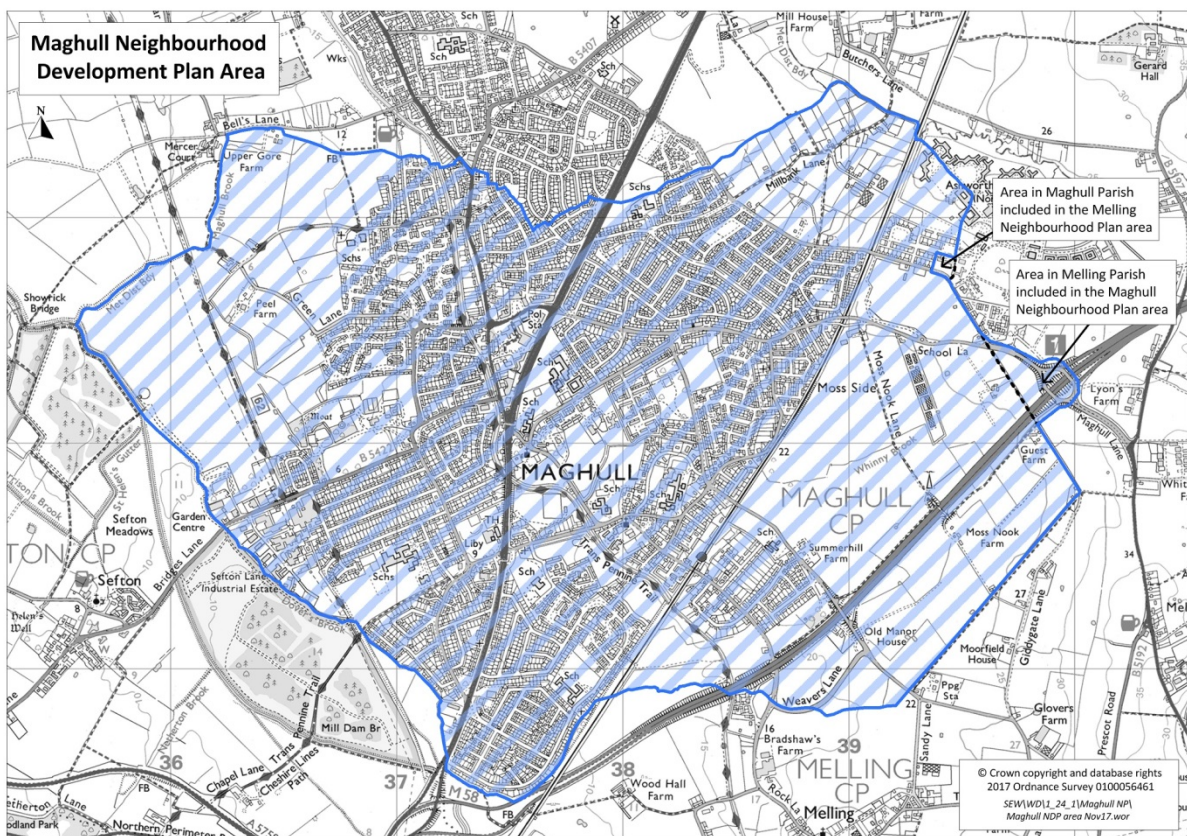
- 1.3 The Consultation Statement has been prepared to fulfil the legal requirements of the Neighbourhood Planning Regulations 2012 Section 15(2). This states that a Consultation Statement should contain:-
 - Details of the persons and bodies who were consulted about the MNP
 - Explains how they were consulted
 - Summarises the main issues and concerns raised by the persons consulted;
 - Describes how these issues and concerns have been considered and where relevant, addressed in the proposed MNP.



Neighbourhood Plan Area

2.1 The Maghull Neighbourhood Plan is proposed by Maghull Town Council as a Qualifying Body. The preparation of the Plan has been delegated to the Maghull Neighbourhood Plan Steering Group as agreed by Full Council on 13th December 2013. The Maghull Neighbourhood Plan relates to development of land within the Neighbourhood Plan Area.

2.2 The Plan area covers the majority of the parish of Maghull including the entirety of the site known as Land East of Maghull which includes an area of Melling Parish. A small area of Maghull Parish has been included in the Melling Neighbourhood Plan area. The plan area is shown on the map in Figure 1, which also identifies the land that has been swapped. This area was subject to six weeks consultation and was formally designated in accordance with Section 61G(1) of the Localism Act 1990 and Part 2 of the Neighbourhood Planning (General) Regulations 2012 on 5th February 2015.



The MNP Area.



Consultation Aims

3.1 The aims of the MNP consultation process were considered by the Maghull Neighbourhood Plan Steering Group and the Town Council during the lifetime of the preparation of the MNP. This allowed the consultation process, whether on major or minor points, to be proactive and able to respond quickly to any perceived gaps in consultation with residents and stakeholders.

3.2 The aims of the MNP consultation process were:

- To involve as much of the community as possible throughout all consultation stages of Plan development so that the Plan was informed by the views of local people and other stakeholders from the start of the Neighbourhood Planning process;
- To ensure that consultation events took place at critical points in the process where decisions needed to be taken;
- To engage with as wide a range of people as possible, using a variety of approaches and communication and consultation techniques; and
- To ensure that results of consultation were fed back to local people and available to read (in both hard copy and via the Town Council's website) as soon as possible after the consultation events.

3.3 The consultation process has been ongoing for over 4 years during the preparation period of the proposed MNP and has taken many forms. Further details of this can be found in this document. The Town Council considers that it has met the stated aims and consulted with its residents throughout the plan process.



Background to the Maghull Neighbourhood Plan

- 4.1 In July 2013 Maghull Town Council conducted the largest survey of households ever undertaken by the Town Council regarding residents' views on Sefton Council's proposed Local Plan. In total 556 households responded. Over 75% of residents who responded expressed serious concerns over how inadequate infrastructure could negatively affect the quality/sense of place across the town, particular concerns were expressed over the drainage system (which was already failing), increased congestion across the internal arterial roads which were never built to deal with current levels of traffic, health services provision, community facilities etc.
- 4.2 The survey was large enough to extrapolate results from the sample to the whole population so it can be said with confidence that these percentages reflected the feelings of the Maghull residents. Further concerns were expressed about the loss of valuable agricultural land and Green Belt/space and the disproportionate effect the proposals will have on Maghull. Concern was also expressed regarding whether Sefton Council's Brown Field first approach was being rigorously applied.
- 4.3 The results were:

Residents' views/concerns on the contents of the Local Plan

15 % were indifferent (neither in favour or opposed)

32% were in favour (7 % were totally in favour, 25% were in favour with reservations)

53% were opposed to the plan

(figures rounded up/down)

Of those who were totally opposed and made further comment on their concerns

61.7% cited infrastructure issues as a main concern

31.3% cited Greenbelt issues as a main concern

07.0% cited other issues

Of those who were in favour but had reservations and made further comment

60.7% cited infrastructure issues as a main cause of concern

12.7% cited affordability issues as a main cause for concern

12.7% cited Greenbelt issues as a main cause for concern

13.7% cited other reasons as a main cause for concern

Of those who were in favour and made further comment

28.57% cited jobs and affordability as determining factors

71.42% cited positive infrastructure and service improvements as determining factors



- 4.4 The largest concern for Maghull residents related to inadequate infrastructure, followed by concerns over loss of Green Belt and affordability. Over half of the respondents were opposed to the land allocations for Maghull in the Local Plan, particularly the strategic site, Land East of Maghull.
- 4.5 As a significant number of residents had stated their concerns to the Town Council about the proposed Local Plan it was felt that a Neighbourhood Development Plan would be an appropriate course of action to follow to address these concerns.
- 4.6 In December 2013 at a meeting of the Full Council Maghull Town Council decided to start a Neighbourhood Plan. This was because it was felt that this would be the best way to control development in the town as well as ensure residents' views were taken into account. The level of development within Maghull was felt to be so big that the Town Council needed to respond to residents' concerns. The Local Plan process did not appear to fulfil that function. A request for designated status for a Neighbourhood Plan Area was sent to Sefton Council in January 2014 and a press release was issued to the same effect.
- 4.7 On 3rd March 2014 a letter was sent inviting various community representatives to join the newly formed Steering Group to help pilot the Neighbourhood Plan and ensure community involvement was at the heart of the process. Representatives included business owners, Councillors, community interest groups health providers and schools. The first meeting of the Steering Group was held on 14th March 2014.
- 4.8 The Council used Commonplace to promote the Neighbourhood Plan online. This site received a number of comments from residents etc. Mostly these comments related to matters outside of the Neighbourhood Plan and its process. Topics covered included dog fouling, traffic issues and litter as well as lack of public toilets. These issues will be addressed by the Town Council in other ways. The comments that did relate to the Neighbourhood Plan process have been addressed within the consultation report at Appendix 1.



5.1 The following consultees received a link to the Maghull Town Council website with the draft MNP, a draft Character Assessment and a copy of the proposed character areas map on 12th August 2017. Those included on the draft Maghull Local List received a separate consultation letter dated 22nd August 2017. All residents and businesses received a leaflet regarding the MNP and a link to the webpage. The leaflet was delivered to over 8,000 households.

Statutory Consultees	
Environment Agency	National Grid
Historic England	Scottish Power
Natural England	United Utilities
Network Rail	Aintree NHS trust
Highways England	South Sefton CCG
West Lancashire BC	Canal and Rivers Trust
Lydiate Parish Council	Forestry Commission
Melling Parish Council	Home Builders Federation
Aintree Parish Council	Combined Authority
Sefton Parish Council	Merseyside Fire and Rescue Service
Little Altcar Parish Council	Merseytravel
Formby Parish Council	Liverpool Combined Authority
Hightown Parish Council	Mersey Forest
Lancashire County Council	Ministry of Defence
Merseyside Police Authority	RSPB
Lancashire Constabulary	Sport England North West
Downholland Parish Council	The Mersey Forest
Great Altcar Parish Council	The Woodland Trust
Thornton Parish Council	Ince Blundell Parish Council
Hightown Parish Council	Sefton Council
Maghull Town Councillors	
Josh Burns	June Burns
Maurice Byrne	Chris Carlsen
Clare Carragher	Jonathan Desmond
Joan Deegan	Rod Deegan
Caroline Esterson	Paul Hart
Patrick McKinley	Denise Mullen
Jack Roughley	John Sayers
Yvonne Sayers	Cameron Shaw



Community Organisations	
Maghull In Bloom	Maghull Wind Orchestra
Mersey Motor Boat Club	Maghull ATC
Maghull U3A	Homewatch
National Association of Womens' Club	St John's Ambulance
Councillors (Sefton Council)	
Cllr Matt Gannon	Cllr Pat O'Hanlon
Cllr Rob Owen	Cllr June Burns
Cllr Patrick McKinley	Cllr John Sayers
Cllr Marion Atkinson	Cllr Paula Murphy
Cllr Tony Carr	
Sporting Organisations	
Maghull FC	Maghull Cricket Club
Maghull Tennis Club	Maghull Veterans
KGV Ladies	Northway Ladies
Meadows Bowling	U3A Bowling
MCA	Maghull Ladies
Running Horses FC	Maghull Pensioners
Maghull Youth FC	Maghull Town Youth FC
Alt Park FC	Albion FC
Inter Maghull FC	MCA FC
Other Stakeholders	
Bill Esterson MP	London & Cambridge Properties
Swift Family	Persimmon and Countryside Properties
Parkhaven Trust	
Maghull List	
158 Liverpool Rd South	160 Liverpool Rd South



Former rectory Damfield Lane	St Andrew's Parish Hall
Maricourt School Chair of Governors & Head Teacher	High Pastures Surgery
Kensington House	

Consultation Stages

6.1 Community involvement to determine the focus of the Plan began in May 2014 and continued until July 2014. This involved a group of workshops around the

#mymaghull



town including shops, schools, organisations and the Town Hall complex. Residents were asked to comment on the best things about the town and the aspects for improvement.

6.2 A further consultation was done in August 2014 at MaghullFest. A survey was completed with 139 respondents. Key issues identified included:

- The shopping centre in Central Square was particularly mentioned as being in need of attention. Most respondents stated that they looked elsewhere for their shopping facilities including Ormskirk, Aintree, Liverpool and Southport.
- Facilities for young people also scored highly in this section. It is obvious the respondents thought the offer for young people inadequate. Although the offer for the under 5s, particularly in the parks, was considered to be attractive.
- More community events proposed as these were becoming more popular within the town; and
- Better infrastructure needed. This included doctors' surgeries, improvements to roads and traffic calming measures.

6.3 A character assessment of Maghull was completed in summer 2015. This allowed a full analysis of the area to be undertaken and highlight good design and those examples where improvements could be made. No separate consultation on the Character Assessment was done at this time.

6.4 In October 2015 Maghull Town Council started to utilise Commonplace to assist with public consultation. This website will continue until the end of the MNP engagement process. Comments have ranged from issues regarding the new housing, to dog fouling and litter.

6.5 Local Plan hearings in December 2015 attended by councillors and officers again emphasized the findings of the surveys and the work on the MNP.

6.6 Work continued on the Neighbourhood Plan including the work on the character assessments during 2016 whilst the Town Council waited for the results of the Local Plan examination. This was necessary to ensure that the Neighbourhood Plan was in general conformity with the Local Plan. Regular press articles mentioning the Neighbourhood Plan appeared at this time.

6.6 A consultation of primary school children in the area was undertaken in June 2016 as part of the week of workshops held at Mersey Motor Boat Club as part of the celebrations of 200th anniversary since the opening of the Leeds Liverpool Canal. The children stated that they liked the green aspects of Maghull and particularly liked the parks and play equipment.

6.7 The statutory consultation stage took place in Summer 2017 starting at MaghullFest on July 29th and continuing until 9th October 2017. This was the Regulation 14 statutory consultation before submission to Sefton Council for their Regulation 16 consultation.

Main Issues and Concerns



7.1 The main issues identified during the consultation process referred to infrastructure overload and scale of the building proposed. Although the site at the Land East of Maghull has been agreed as part of the adopted Local Plan residents are still concerned that the number of houses proposed will have a deleterious effect on Maghull and compound problems already deemed insurmountable. The issue of traffic problems and gridlock particularly around school drop off and pick up points has been raised throughout the consultation process from the inception of the Plan.

7.2 Infrastructure issues fall mainly into the following areas:

- Healthcare provision and the difficulty in obtaining appointments with surgeries in the area;
- Number of surgeries in the area for the number of residents following the closure of one practice;
- Lack of walk-in centre given the number of residents in the area;
- Insufficient parking spaces throughout the town;
- Traffic congestion compounded by narrow lanes;
- Future traffic congestion given the large scale building site at Land East of Maghull and Poppyfields;
- Localised flooding and drainage issues;
- State of the shopping centre.

7.3 Residents remain concerned regarding the level of build within the town. The MNP has attempted to mitigate these concerns with robust policies designed to assist both the planning process and residents. The MNP has taken a positive view of the increase to the town which would enable meaningful dialogue between the Council and developers to ensure the best for the town.

7.4 Those residents and organisations who appeared on the Maghull Local List where consulted separately by letter. No objections to the establishment of the Maghull Local List were received. Issues were identified but were outside of the MNP remit. As one building (the Old Rectory) was already in a conservation area and given the comments made by the owner/occupier it was decided that this building had sufficient protection place and so has been removed from the List.



Maghull Neighbourhood Plan

Consultation Representations and Responses Report

- 1.1 The Maghull Neighbourhood Plan has been the subject of a public consultation exercise running over the summer of 2017. The Draft Plan was launched at MaghullFest on 29th July 2017 and with a closing date for representations of 26th September 2017 subsequently extended until 9th October 2017.
- 1.2 Attached at Appendix 2 is a time line showing the whole process of meetings and publicity that has been carried out since September 2013. As can be seen from the Appendix there have been numerous attempts to consult widely during the Draft Neighbourhood Plan preparation and subsequent formal consultation, involving Statutory Consultees, on a Draft Plan. Local newspapers and social media (internet) have featured along with public open days and presentations at different venues as the Town Council has engaged with its community.
- 1.3 20 representations have been received to the Draft Plan consultation. These are summarised in the first part of the report, followed in the second part of the report by the response of the Town Council along with any proposed amendments to the Neighbourhood Plan.

Draft Maghull Neighbourhood Plan Consultation Representations

Summary of Representations Received

2.1 Rep 1 United Utilities

- a) Support for phasing requirements and would be encouraged for in the masterplan for Land East of Maghull.
- b) Request for early consultation should Neighbourhood Plan look to allocate sites for development in the future.

2.2 Rep 2 Natural England

No specific comments on Draft Plan.

2.3 Rep 3 Network Rail

- a) The Land East of Maghull site has a history of flooding, and it needs to see supporting information to fully understand the impact of the development on Network Rail owned culvert.
- b) Developments have the potential to increase usage on the CCTV Level Crossing and wishes to see the developers undertake full traffic modelling impacts to assess the impact upon the crossing.
- c) It also refers to agricultural tenancies on its land and that the tenants will have protection from termination.



2.4 Rep 4 Highways England

- a) Supports 3 of the objectives of the Draft Plan that seek to develop strategic infrastructure to support appropriate housing which is integrated into the existing community and they are welcomed as guiding principles for future developments.
- b) Refers to Policy 5 “which states that additional highway improvements are required to provide further capacity over and above the M58 Junction improvements already proposed” and that it is unclear what these additional improvements include, when they are required, who is responsible for delivering them and where the funding is likely to come from.
- c) Policy 6 promotes a distributor road within the Land East of Maghull site that deters commuter traffic to the M58. The effects of the distributor road will need to be explored further in the transport assessment material prepared in support of the development of the site. It recommends including this requirement in the Policy.
- d) Policy 8 and Policy 9 encourage the inclusion of “Green Corridors” which facilitate active travel between the existing urban area and the Land East of Maghull site, and are supported as the policies seek to provide the infrastructure for sustainable travel patterns.

2.5 Rep 5 Historic England

- a) Pleased to note the Character Assessment in May 2017 to help inform the plan-making process.
- b) Suggests a Policy re heritage setting based on historic landscape and views analysis
- c) Confirms that a Strategic Environmental Assessment is not required.

2.6 Rep 6 The Mersey Forest

It recommends that the Neighbourhood Plan makes reference to the Mersey Forest Plan and considers Policies S1. Urban Areas, settlements and employment sites; S13. Settled farmland areas around Lydiate; and S14. Settled farmland areas around Maghull and Melling, and extending to Kirkby and Aintree.

2.7 Rep 7 White Peak Planning Ltd

- a) Policy 1 as drafted does not satisfy the necessary tests for seeking Section 106 contributions from a development. A revised wording for Policy 1 is proposed.



- b) With regard to Policy 5, it is noted that the Local Plan and SPD are in place and that there is a requirement for a masterplan to provide a greater level of detail and to provide a framework of development for subsequent planning applications. A revised wording for Policy 5 is proposed.
- c) The purpose of Policy 6 is unclear as the Distributor Road provides an opportunity to reduce traffic on existing roads such as Poverty Lane and Foxhouse Lane which are currently used by residents accessing the M58. It is recommended that the Policy be deleted.
- d) With regard to Policy 7 which requires the local centre for the Land East of Maghull site to be more central on the site, it is noted that this is not in conformity with the Approved SPD and it should be removed.
- e) In Policy 9 Green Corridors are proposed as part of the overall Landscape Strategy for the allocation and are shown in the draft masterplan and planning applications. The physical barriers around the site are noted and it is not possible to provide continuous linkages to adjacent areas. A revised wording for Policy 9 is proposed.

2.8 Rep 8 **Gladman Developments Ltd**

- a) With reference to Policy 1, it is pointed out that in accordance with legislation developer contributions can only be required where they are necessary to address the unacceptable planning impacts of a development, and the infrastructure list may not be directly related to development currently being planned for. It is recommended that the Infrastructure list from the Policy be moved to an Appendix of community aspirations.
- b) In terms of Policy 2 this is suggested as being “akin to an aspirational policy as opposed to a land use policy” It is a statement of intent and would be better suited to an appendix that sets out the Town’s future aspirational goals.
- c) Overall many of the policies aims and objectives are supported in principle the Plan would benefit from additional modifications to allow for flexibility and ensuring that it can react positively to changes that may occur over the plan period.

2.9 Rep 9 **Barton Willmore**

- a) Questions the purpose of the Neighbourhood Plan as 6 of the 10 policies focus on the Land East of Maghull site, and as planning applications have been submitted it is likely that these will have been approved before the Neighbourhood Plan is finalised.
- b) Sees the need to expand the Plan to include the potential for further development in Maghull especially in light of the need to accommodate housing in the Liverpool City Region up to 2035.



- c) In terms of Policy 1 it is noted that the policy does not satisfy the tests set out in legislation for the provision of Section 106 monies and that it should be removed from the Plan. It is suggested that the list of infrastructure projects could be included in Sefton's regulation 123 List.
- d) Policy 2 to produce a "District Centre Regeneration Plan" appears as an aspiration of the Town Council. Whilst there is support for the desire to improve the Town centre it is unclear why a policy is required to confirm the need for this plan. Instead the Town Council should concentrate on the delivery of this.
- e) Policy 3 provides guidance on properties which are defined in the "Maghull List". It is unclear when this List will be produced and to what extent this List will amount to, and a consultation should be held with local people to comment on the List. There is a danger that if the List is not fairly and reasonably defined then it may restrict otherwise suitable and sustainable development. Overall given the Policies in the Local Plan the need for the Policy is questioned.
- f) Policy 4 is accepted in broad terms but believe that the form of development allowed as a result would not sufficiently allow for the diversification and evolution of design which might occur over the plan period. Rather the Neighbourhood Plan should welcome new development which improves the built quality of Maghull, provides for advances in construction, materials, design or resource usage, diversifies the housing stock and provides revolutionary solutions in addressing housing need. Provided that such schemes would not detract significantly from its surroundings then applications for new design styles should be permitted.

2.10 Rep 10 **Gerry Crilly**

- a) The consultation process is queried and concern about a perceived lack of community engagement.
- b) A number of attachments including a representation with 165 signatures have been submitted. The main issue is that the Neighbourhood Plan does not mention nor address the problems of an inadequate drainage system which has led to a number of flooding incidents for example on Old Hall Lane; Hall Lane and Northway, and furthermore does not cover the concerns within the neighbourhood over the impact of the proposed new development (Land East of Maghull) will have on the drainage system, and the need for upgrading of drainage to be incorporated into the Plan before it is finalised. It is argued that run offs from new developments east of Damfield Lane must not be allowed to enter Whinney Brook.
- c) An Environment Agency Flooding Report for Maghull has been submitted containing actions from lead agencies to provide solutions including Sefton, the Environment Agency, United Utilities and the Canals and Rivers Trust.



2.11 Rep 11 **Neil Roberts**

- a) Queries the consultation process and the time allowed for representations.
- b) It is noted the Neighbourhood Plan refers to the Land East of Maghull as being on a flood plain but elsewhere no mention is made that it is vital that flood plain water is contained within the site and not allowed to increase the water into Whinney Brook and cause flooding to other parts of Maghull.
- c) With the massive increase in children due to the proposed development there should be a policy of Maghull children being given priority on all school places.
- d) No development should be allowed unless there is spare capacity within GP surgeries and dentists.
- e) All construction traffic must use the M58 and not be allowed through Maghull.
- f) The Land East of Maghull site should cater for over 65's who are stuck in houses that are not suitable by supplying appropriate properties for those looking to downsize.
- g) The protection of greenspaces is a waste of time and the Land East of Maghull is prime agricultural land. The Town Council is wasting its time trying to fight it. Reminds the Town Council of the Local Plan and the requirement for a masterplan that demonstrates a comprehensive approach to infrastructure provision.

2.12 Rep 12 **Janet Ward**

Way forward for a personal potential planning application where the proposal for a pair of semi-detached houses lies in the Green Belt.

2.13 Rep 13 **William Williams**

Suggests that the additional slip roads proposed for Junction 1 on the M58 be completed before construction starts (on Land East of Maghull).

2.14 Rep 14 **Neil Spellacy**

Opposed to any large-scale building and development in Maghull. Maghull will be spoiled buy the proposed plan because of increased congestion to an already busy area.

2.15 Rep 15 **Luke Daly-Groves**

Comments made in response to the Persimmon homes planning applications to build 1600 new homes in Maghull.

2.16 Rep 16 **James Davenport**



- a) Shopping Square has gone backwards.
- b) Difficulty in seeing doctors.
- c) Potential flooding caused by new and proposed development.
- d) Maghull North station to be built only because Station car park is full before 8am mon-fri.
- e) Points a-d above to be dealt with before making a plan to increase houses/people further.

2.17 Rep 17 **Dave Hughes**

- a) New ideas for Maghull is great news for the Town the more the area is re-generated the more the Town Council can distribute funds to those who need it most. Maghull remains an attractive place to live with countryside only a few minutes away.
- b) "Council" to build accommodation especially for young adults to purchase.
- c) 3 Ton limit on Eastway, Deyes Lane, School Lane and Park Lane once the Junction 1 M58 Slip Roads are completed.

2.18 Rep 18 **Christine Brown**

- a) Support for Policies 4,5,7,8,9 and 10.
- b) Policy 1 and Policy 2 are supported particularly with regard to Maghull Town Centre. The landlord of the Square should continue to be encouraged to improve parking, street furniture and shops. Plan to include improvement of health facilities including a health centre and a walk in centre.
- c) Policy 3 should not prevent innovative buildings such as house on Foxhouse Lane.
- d) Policy 6 re-consider a 20 mph limit on feeder roads Eastway and Foxhouse Lane.
- e) In addition would wish to see public transport improved with the same provision of 10 minute bus services day, evening and weekend as Crosby and Kirkby have to Liverpool. Maghull bus service to Aintree Hospital has improved and the same links are needed to Ormskirk and Liverpool maternity provisions, Bootle New Strand, Kirkby and Crosby shopping centres.
- f) Provide social housing/shared ownership/help to buy properties to encourage young couples and families to remain/move into Maghull. Also provide bungalows and attractive flats to encourage home owners to downsize. Avoid alleys and cut-throughs that "enable" anti-social behaviour.
- g) The proposals for the business park and possible Peel Ports depot with access direct to M58 are strongly supported as they will provide employment and buildings for small businesses.

2.19 Rep 19 **John Miller**



“Our” cities and suburbs are “architectural and social slums” when compared to other European cities. Presents a critique of the approach of architects, builders and planners and a general lack of competence. Overall this has resulted in an “ugly urban sprawl and a squalid Maghull square development , future development “should be vertical” as in other parts of Europe.

2.20 Rep 20 Sefton MBC

- a) Incorrect spellings etc highlighted.
- b) With regard to Policy 1 it is pointed out that as written the Policy does not satisfy the tests set out in legislation for securing Section 106 monies.

Draft Maghull Neighbourhood Plan Consultation Representations

3. Response of Maghull Town Council

3.1 These responses, including any proposed amendments in italics, will follow the sequence of the Neighbourhood Plan and will deal with those representations received policy by policy and then consider suggested additions.

3.2 Policy 1 (Rep 7 a), 8 a), 9 c), and 20 b)).

3.2.1 The points made in the representations concerning the ability to seek Section 106 monies for the schemes listed in the policy are accepted. At the time of policy formulation the Town Council wished to canvas the infrastructure list that it would pursue through the Community Infrastructure Levy and /or Section 106 Agreements. The Town Council notes the helpful suggestions for moving the list into an Appendix of community aspirations and alternatively adding the list to that of Sefton Section 123 Infrastructure list; but prefers to have the list in the main body of the Plan and accepts the suggestion in Rep 7 a) to replacement the wording as follows:

3.2.2 *The Town Council will seek planning obligations , financial or in kind, from developments proposed in Maghull in accordance with the prioritised list below , where they meet the tests set out in the Community Infrastructure Regulations 2010 (as amended);*

- a) *Maghull District Centre Regeneration*
- b) *Traffic Management schemes*
- c) *Town Hall Improvements*
- d) *New Sports Hall*
- e) *New Outdoor Running Track*

3.3 Policy 1 (Rep 18 b) and 10 b))



3.3.1 In terms of the Infrastructure List there is support particularly for Maghull District Centre regeneration. Improvements to the “inadequate” drainage system to prevent flooding is suggested as an addition to the list. The Town Council understands the concerns of residents but new development will have to satisfy the appropriate bodies that it does not exacerbate the potential for flooding outside of the site(s) and will not per se deal with the problems currently encountered. The Town Council notes the Action Plan submitted with the representation and that it is not listed as a lead body in taking action. On this basis the Town Council does not intend to add to the Infrastructure List in Policy 1 (as amended above).

The supporting text will be altered accordingly.

3.4 Policy 2 (Rep 8b), 9d), 16 a), 17 a), 18 b) and 19)

3.4.1 2 of the representations point out that the Policy appears aspirational and one suggestion is that it could be in an appendix of the Town’s future aspirational goals. Further it is suggested that it is unclear why a Policy is needed to confirm the need for the District Centre Regeneration Plan, and it is suggested that a stakeholder group or Town Centre Area action Plan may be a way forward.

3.4.2 Other representations are supportive of the need to regenerate and improve the District Centre noting its current “poor” condition.

3.4.3 The Town Council in setting out this Policy did not see it as aspirational but rather as a statement that it will take the lead in producing a District Centre Regeneration Plan in accordance with the aims of the Regeneration Area established in the Adopted Local Plan. Sefton MBC has not set out any plans for the Regeneration Area such as a Town Centre Action Plan. To avoid further confusion the Policy will be re-worded as follows:

3.4.4 In the Maghull Centre, as defined on the Map, the Town Council will prepare a District Centre Regeneration Plan in consultation with stakeholders including landowners, shop keepers, residents, NHS and Sefton MBC. Once the Plan is agreed the Town Council will co-ordinate its implementation.

3.5 Policy 3 (Rep 9 e) and 18 c))

3.5.1 With regard to this Policy the representation states “it is unclear at this stage when the list will be produced ... and that consultation is held allowing local people the opportunity to comment. Concern raised that the policy “may be used to restrict otherwise suitable and sustainable development” and “that properties included are truly worthy in architectural and cultural terms”. “Given the existing policy context enabling the creation and affording sufficient



protection to locally listed buildings” the need for the policy” is questioned. A further representation raises a concern that the policy should not rule out innovative designs.

3.5.2 In the introduction to Policy 3 in the Neighbourhood Plan the context and reasoning for the policy is set out with the adopted Local Plan proposing the creation of a local list of heritage assets. In terms of the list itself individual property owners have been consulted and some responses received (not listed in this document). Overall the List as proposed contains 7 properties, which the Town Council sees as making a significant contribution to the quality of the Town of Maghull. The policy wording does not rule out innovative design provided it is sympathetic and does not detract from the appearance of the property.

3.5.3 The supporting text will be amended to include details of the number of properties on the Local List, and brief resume of the consultation process.

3.6 Policy 4 (Rep 5 a), 9 f) and 18 a)

3.6.1 The character assessment is supported, and the policy is generally accepted. The concerns relate to the need for flexibility in the approach to allow for diversification and evolution of design. The view is expressed “that the Neighbourhood Plan should welcome new development which improves the built quality of Maghull, provides for advances in construction, materials, design or resource usage, diversifies the housing stock and provides revolutionary solutions in addressing housing need. Provided such schemes would not detract significantly from its surroundings, then new design styles should be permitted”.

3.6.2 The Town Council recognises that new designs and development that add to the built quality of Maghull are in general terms to be welcomed and the policy as set out does not rule out such development. Indeed the language of the policy talks of respect for distinct characteristics not that new or innovative designs are unacceptable. In many respects the intentions of the policy are the same as those expressed in the representation” that new development should not detract significantly from its surroundings”. To provide greater clarity of intentions of the policy the supporting text will be amended as below.

3.6.3 In addition, it has been pointed out by Sefton MBC that the term Neighbourhood Areas is confusing as Maghull is producing a Neighbourhood Plan, and the term Local Character Areas would be more appropriate. This recommendation is supported by the Town Council and the Plan will be amended accordingly.

3.6.4 Policy 4 will now read:



Development that respects the distinct characteristics in terms of the type of development, scale, design, open space provision and general layout, and does not significantly detract from its surroundings in the Local Character areas in which it is located, will be supported.

3.6.5 The supporting text will be amended as follows:

The Town Council recognises that new designs and developments that add to the quality of the built environment of Maghull are to be welcomed. This policy aims to encourage new development that respects its Local Character Area features and does not detract significantly from its surroundings, so that these Areas continue to maintain their distinctiveness and contribute to the quality of life in Maghull.

3.7 Policies 5 to 10 (Rep 1 a), 3 a), 4 a), 4 b), 4 c), 4 d), 7 b), 7 c), 7 d), 7 e), 9 a), 10 b), 11 b), 11 c), 11 d), 11 e), 11 f), 11 g), 13, 16 b), 16 c), 16 e), 17 c) 18 d) and 18 f)

3.7.1 These policies all relate to the Land East of Maghull Site.

3.7.2 Representations have been made that question why the majority of policies in the Neighbourhood Plan reference the Land East of Maghull Site. It is noted that “the policy context for this strategic site is now in place, and planning applications pending which will shape the development. ...the (*Neighbourhood Plan*) is therefore unlikely to influence the development of the site.”

3.7.3 The Town Council acknowledges that things have moved on with regard to this site and that both the SPD and planning applications and a draft masterplan have been submitted since the draft policies in the Neighbourhood Plan were formulated. However at the time of writing the Masterplan has not been approved and the Town Council would still wish to include within the Plan the references to the Masterplan that set out the Town Councils views which can be given greater weight in the consideration of the Masterplan by Sefton MBC.

3.7.4 A further representation recommends that Policy 5 be amended as follows:

“The Masterplan for Land East of Maghull, to be submitted and approved before development can take place, 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)” .

3.7.5 The representation (Rep 4a) from Highways England supports the requirement to develop strategic infrastructure to support housing development which is integrated into the existing community. Similarly United Utilities in Rep1a) are supportive of phasing requirements being provided in the masterplan.

3.7.6 A number of other representations have been received which highlight the need to address infrastructure issues before development commences such as



drainage and flooding issues (Rep 10 b), 11 b), 16 c) and 3 a) (from Network Rail)).

- 3.7.7 The Town Council is assured that through the planning process and consultations with the appropriate bodies that drainage and the need to protect areas downstream/upstream from flooding will be addressed. There are Policies already in the Adopted Local Plan with regard to drainage and flood prevention. The Town Council will urge Sefton MBC in dealing with both planning applications and the masterplan to carefully consider the potential flooding issues and to liaise with those in the community already experiencing flooding.
- 3.7.8 Another representation Rep 13, wishes to see the Slip roads to the M58 Junction 1 be in place before development commences. Other representations Rep 11 e), 17 c) and 18 d) wish to see traffic management measures put in place such as weight limits, speed restrictions and construction traffic to use the M58.
- 3.7.9 The Town Council sees these matters being considered through the masterplanning process.
- 3.7.10 Representations Rep 11 d) and 16 b) note the current difficulty of a lack of capacity in doctors and dentists surgeries, and Rep 11 c) promotes the need for local schools to cater for local residents.
- 3.7.11 Again the Town Council sees the provision of health facilities and school places as part of the masterplanning process.
- 3.7.12 Other representations Rep 11 f), 17 b) and 18 f) identify the need for social housing/ shared ownership and help to buy properties, and in particular the need to cater for both the young adults and those over 65 who wish to downsize and have particular property needs.
- 3.7.13 The Town Council notes the Housing Policies in the adopted Local Plan which seeks a range of house types and more particularly the Adopted SPD which sets out a requirement for accommodation for the over 55's. The masterplan and planning applications will deliver the range of housing requested.
- 3.7.14 For Policy 6 the representation (Rep 7 c)) received points to some confusion as to its purpose. It is suggested that the distributor road will reduce traffic on local roads such as Poverty Lane and Foxhouse Lane and should be deleted. Highways England (Rep 4 c)) notes that the "effects of the distributor road will need to be explored further in future Transport Assessment material prepared to support of the site". This requirement could be made clear in the policy.
- 3.7.15 Further representations have been received particularly regarding Policy 8 and Policy 9 concerning Green Corridors. Notably Highways England (Rep 4



d)) are supportive of both policies as they promote “active travel between the existing urban development and the Land East of Maghull Site” and” is fully supportive of policies which seek to provide the infrastructure for supporting sustainable travel patterns”. Rep 7 e) notes that Green Corridors are proposed as part of the overall Landscape Strategy for the allocation and these are shown on the draft masterplan and the current planning applications. In particular it highlights the difficulty of providing linkages to adjacent areas because of the physical constraints of the site and recommends a change of wording as follows:

3.7.16 “The development should be designed as part of the network of Green Corridors, with linkages where possible and within the allocation boundary only, to Ball’s Wood and further green spaces, noting the existing barriers in the form of School lane/Maghull Lane, the M58 motorway, Poverty Lane/Leatherbarrows Lane and the railway line.”

3.8. Rep 11 g) suggests that protecting green spaces is a waste of time as Land East of Maghull is now to be developed despite being prime agricultural land.

3.8.1 The Town Council sees the creation of Green Corridors as an essential feature of the development at Land East of Maghull and indeed for any other large developments that might arise. The intention of Policy 9 was to facilitate linkages to green spaces beyond the site not to include works outside of the site itself. On this basis the revised wording would be acceptable. The Town Council does not accept that protecting green spaces is a “waste of time”.

3.8.2 Overall the Town Council notes the above representations and proposes to amend the Neighbourhood Plan to present only one more all-embracing policy and to include in the supporting text views on matters that it believes should be addressed through the masterplanning process. Policy 5 would be amended as follows

3.8.3 *The Masterplan for Land East of Maghull, to be submitted and approved before development can take place, should include not only proposed land-uses and layouts, but also a framework for infrastructure delivery, phasing and a programme of implementation, both on and off site (where possible)*

3.8.4 The supporting text to read :

A masterplan that includes these 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.



3.8.5 The Town Council would wish to see the Masterplan 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.*
- *to design the development to promote high levels of accessibility for pedestrians and cyclists within a network of Green Corridors (as defined in Policy 6 (as amended) in the Neighbourhood Plan)*
- *accepting that the site is constrained in terms of connectivity into the main body of Maghull, to design the development to allow for links to green spaces beyond the site boundary as at Ball's Wood.*
- *the provision of local health facilities.*
- *the phased delivery of the development such that each phase has a distinctive character of its own.*
- *the drainage proposals to reduce the risk of flooding outside of the site.*
- *a review, in light of the increase in the number of dwellings (some 250) proposed, of the location of the local centre. The Town Council remains of the view that a location more central and closer to the main park would better serve all the residential development, as well as the proposed Business Park, rather than the proposed location on the northern edge of the site. This is a considerable distance from properties at the Poverty Lane area of the Site which it is meant to serve.*
- *to include more detail of the phasing and infrastructure required for the proposed Business Park and the uses proposed, and the impact of any commercial/retail uses on both the proposed local centre and Maghull Town Centre.*

3.8.6 The Town Council notes the general acceptance and support for the Green Corridor policy (currently Policy 8) but in the light of the changed approach to policies relating to Land East of Maghull Site it will include a more general policy to identify and promote Green Corridors within Maghull and in new development. The Neighbourhood Plan will be amended as follows:

3.8.7 Green Corridors

The Town Council proposes a network of Green Corridors (shown on the 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.

3.8.8 Policy 6 Green Corridors



Development will not be permitted in areas designated as Green Corridors which would prejudice their open character, visual amenity and purpose.

3.8.9 New development should provide new Green Corridors as significant features both for the benefit of the development but also to facilitate linkages beyond the development to other green spaces. Once provided development would not be supported which would prejudice their open character, visual amenity and purpose. The development must make provision for the long term management and maintenance of the site's Green Corridor network.

3.8.10 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.

3.9 Rep 3 b) and 3 c) Provide information regarding the development of the Land East of Maghull relevant to the submitted planning applications and draft masterplan.

3.10 Rep 4 a) To Policy 5 appears to be as a result of a mis-interpretation of the Policy. However, the approach and policies for Land East of Maghull are to be amended, anyway.

3.11 Other Representations

3.11.1 Rep 5 b) makes a suggestion that the Neighbourhood Plan could include a policy to protect and enhance important aspects of heritage setting based upon a historic landscape and view analysis. The Town Council believes that the heritage protection and enhancement policies of the Sefton Local Plan coupled together with the Maghull Local List policy are sufficient.

3.11.2 Rep 5c) confirms that Historic England that Strategic Environmental Assessment is not required.

3.11.3 Rep 6 refers to policies contained in the Mersey Forest Plan and in general terms these are supported by the Town Council. The Green Corridor network proposed by the Town Council in Policy 6, may help provide a vehicle for the additional tree planting promoted by the policies

3.11.4 Rep 9 b) “would like the Neighbourhood Plan to re-focus on wider issues which may affect the town over the plan period. This includes the wider City Regional Context and the prospect of an increased housing need within Sefton. As one of the key sites within the Borough it is likely that further sites will be required to accommodate this.” The Sefton Local Plan was only adopted in April 2017 and it is inevitable that focus of the Town Council and its residents is on the Land east of Maghull site which will add on current figures over 1,600 new dwellings to Maghull over the plan period, and how perceived impacts will be addressed. In terms of future development assuming the demands on



Sefton and Maghull, it is worth noting that the Town is surrounded by Green Belt on 3 sides and abuts the Parish of Lydiate to the north, meaning that until Green Belt boundaries are reviewed through the Local Plan process it is difficult for the Town Council to propose, if it wanted to, additional sites. In any case the Adopted Local Plan identifies 2 sites as safeguarded land shown in the Local Plan (MN1 and MN2) that would be suitable for longer term development. Both these sites are adjacent to the northern boundary of Maghull and whilst not within the Neighbourhood Plans boundary both sites will obviously look to Maghull for day to day services, and as such the Town Council will argue that Maghull is taking its share of additional new development without the need for further sites being identified. The development of these sites for about 1,000 dwellings adds weight to the importance of the infrastructure list identified in Policy 1 (as amended).

3.11.5 The aim of Policy 2 (as amended) is to re-generate and improve the Maghull Town Centre. In preparing a Regeneration Plan the Town Council would support proposals that include residential development that would be additional to that set out in the Local Plan.

3.11.6 Rep 1 b) from United Utilities requests that if the Town Council were looking to identify additional sites to those in the Local Plan it is consulted early in the process.

3.11.7 Rep 10 c) is a submission to the Town Council of “a Report which was initiated by the Environment Agency” and in which lead agencies with responsibility to provide solutions are identified – including Sefton MBC, Environment Agency, United Utilities and the Canals and Rivers Trust. The Town Council does not appear in this list largely because, as is highlighted elsewhere in this report, the Town Council carries no responsibilities (other than on its own land) to be engaged in flood prevention works. The ambit of the Neighbourhood Plan is focussed on future development and land uses and cannot be used to address existing issues. However, it is likely that the agencies such as Sefton MBC and the Environment Agency which are responsible for ensuring that development proposed does not exacerbate existing problems or cause new problems would look to drainage solutions helping relieve existing problems.

3.11.8 Rep 12 relates to a particular proposal to construct property on a site currently designated as Green Belt where the support of the Town Council for the proposal is sought. The Neighbourhood Plan cannot override the Sefton Local Plan which has designated the site as Green Belt. Support or otherwise of the Town Council can only be decided if and when it is consulted by Sefton MBC regarding a submitted planning application.

3.11.9 Rep 14 states opposition to any large-scale building and development in Maghull on the grounds of increased congestion. Whilst the Neighbourhood



Plan presents some policies and commentary on the Land East of Maghull Site, the principle for the Site to be developed was established through the Sefton Local Plan which was adopted in April 2017.

3.11.10 Rep 15 is made in response to the planning applications submitted for the Land East of Maghull site and accordingly has been forwarded to Sefton MBC.

3.11.11 Rep 16 d) is a comment on the need to construct a new rail station at Maghull North.

3.11.12 Rep 17 b) sees “it being a feather in the cap “ for the Town Council if it was the first Council to construct accommodation especially for young adults to purchase. Whilst the town Council sees the need for a wide range of new dwelling types and tenures it is not a “Housing Authority” and does not have the powers to construct such property. However the Town Council is supportive of the Housing policies HC1 and HC2 in the adopted Sefton Local Plan which seeks to provide a wide range of dwelling types with 30% being defined as affordable.

3.11.13 Rep 18 e) wishes to see bus services improved particularly to hospitals and health facilities. Whilst the Town Council would support the principle of improved bus services and connectivity into Liverpool and Ormskirk hospitals, the Neighbourhood Plan cannot of itself promote such improvements.

3.11.14 Rep 8 c) notes “that the Plan would benefit from additional modifications ...to ensure that it allows flexibility going forward and ensures the Plan is capable of reacting positively to changes that may occur over the plan period.” The Town Council accepts there is a need for flexibility in policy interpretation as changes occur over the Plan period. The policies presented in the Neighbourhood Plan seek to provide an element of flexibility and the Town Council would wish to keep under review the Neighbourhood Plan itself.

Appendix 2 Consultation Timeline



- 1.1 The table bellows forms a timeline of the engagement and publicity process for the MNP. The table captures the range of engagement processes used as well as the approximate number of people reached.
- 1.2 It is impossible to tell the number of residents reached via the web as analytics do not provide this scale of detail. However, through comments received it is clear that residents and interested groups have accessed the website to obtain information.
- 1.3 The table does not include Twitter or Facebook posts. However, the Council has approximately 1000 followers on Twitter and a similar number of facebook users during the time of the consultation process.

Date	Consultation	Audience
26.09.13	Full Council Meeting	Cllrs, members of the public, notice boards, internet
02.10.13	Full Council Meeting	Cllrs, members of the public, notice boards, internet
26.11.13	Lydiate Parish Council	Cllrs, members of the public
11.12.13	Full Council Report	Cllrs, members of the public, notice boards, internet
23.01.14	Cllr Robertson's Blog	Internet
13.02.14	Letter written by Lib Dem member in Formby	Residents in Formby and Maghull
24.02.14	Aintree Village Parish Council	Cllrs, members of the public
04.03.14	Cllr Robertson's Blog	Internet
10.03.14	Press Release - Champion Newspapers	Residents of Maghull and Aintree, Internet
10.03.14	Designated Area Statutes Application - Maghull TC	Internet
10.03.14	Designated Area Statues Application - Sefton MBC	Internet
14.03.14	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
19.03.14	Full Council Meeting	Cllrs, members of the public, notice boards, internet
03.04.14	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
07.04.14	Press Release - Champion Newspapers	Residents of Maghull and Aintree, Internet
28.04.14	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
30.04.14	Press Release - Champion Newspapers	Residents of Maghull and Aintree, Internet
12.05.14	Community Engagement - Emporium Shop	Local residents (Attendance 2)
16.05.14	Summerhill School	Local residents (Attendance 12)



19.05.14	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
03.06.14	Press Release - Champion Newspapers	Residents of Maghull and Aintree, Internet
09.06.14	Meadows Library	Local residents (Attendance 1)
10.06.14	Hudson Primary School	Local residents (Attendance 10)
11.06.14	Meadows Library	Local residents (Attendance 0)
12.06.14	The Venue Maghull Town Hall (afternoon and evening)	Local residents (Attendance 1)
13.06.14	Meadows Library	Local residents (Attendance 0)
17.06.14	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
19.06.14	St George's Primary School	Local residents (Attendance 10)
23.06.14	The Venue Maghull Town Hall (afternoon and evening)	Local residents (Attendance 2)
02.07.14	Full Council Meeting	Cllrs, members of the public, notice boards, internet
25.07.14	Cllr Robertson's Blog	Internet
25.07.14	Article Bill Esterson's (MP) Blog	Internet
31.07.14	Article Bill Esterson's (MP) Blog	Internet
26.08.14	Article Bill Esterson's (MP) Blog	Internet
27.08.14	Full Council Meeting	Cllrs, members of the public, notice boards, internet
05.09.14	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
06.10.14	Meeting Clerk from Halewood PC	Cllrs, Officers
12.12.14	MTC Tweet	Internet
17.12.14	Full Council Meeting	Cllrs, members of the public, notice boards, internet
26.01.15	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
28.01.15	Full Council Meeting	Cllrs, members of the public, notice boards, internet
05.02.15	Sefton Cabinet Meeting	Cllrs, members of the public, notice boards, internet
04.02.15	Press Release - Champion Newspapers	Residents of Maghull and Aintree, Internet
11.02.15	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
23.03.15	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
30.07.15	Character Assessment	Cllrs, members of the public
25.08.15	Persimmon Homes	Persimmon, cllrs, officers, landowners
24.09.15	Steering Group Meeting	Cllrs, members of the public, notice boards, internet



04.11.15	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
16.11.15	Commonplace website agreed	Cllrs, officers, members of public, internet
17.11.15	Local Plan Hearings	Cllrs, officers, members of public, internet (33 comments)
01.12.15	Local Plan Hearings	Cllrs, officers, members of public, internet
02.12.15	Local Plan Hearings	Cllrs, officers, members of public, internet
03.12.15	Local Plan Hearings	Cllrs, officers, members of public, internet
04.12.15	Local Plan Hearings	Cllrs, officers, members of public, internet
10.12.15	Sefton Council Tweet	Internet
13.01.16	Full Council Meeting	Cllrs, members of the public, notice boards, internet
14.01.16	Local Plan Hearing	Cllrs, officers, members of public, internet
12.02.16	Meeting Developers - Parkhaven Trust	Redrow Homes, cllrs, officers
11.05.16	Meeting Sefton planners	Cllrs, Officers
20.06.16 - 24.06.16	Week of Workshops - CanalFest	Primary School children in the district (250)
06.07.16	Full Council Meeting	Cllrs, members of the public, notice boards, internet
18.07.16	Working Group Meeting	Cllrs
20.07.16	Press Release - Champion Newspapers	Residents of Maghull and Aintree, Internet
25.07.16	Planning Consultant	Cllrs
27.07.16	Press Release - Champion Newspapers	Residents of Maghull and Aintree, Internet
17.08.16	Press Release - Champion Newspapers	Residents of Maghull and Aintree, Internet
24.08.16	Meeting Clerk from Whiston PC	Cllrs, Officers
16.09.16	Meeting with Sefton planning and Cabinet Member	Cllrs, officers
08.03.17	Full Council Meeting	Cllrs, members of the public, notice boards, internet
05.04.17	Town Assembly Report	Website, notice boards, residents of Maghull (Attendance 50+)
29.06.17	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
20.07.17	Steering Group Meeting	Cllrs, members of the public, notice boards, internet
29.07.17	Draft Neighbourhood Plan - Launch MaghullFest	Residents of Maghull and wider area (2500 attendees)



16.08.17	<i>Draft Neighbourhood Plan</i>	<i>Community stakeholders, neighbouring parishes, local authorities, developers, sporting groups, internet</i>
22.08.17	<i>Meeting with developers</i>	<i>Persimmon/Countryside, cllrs</i>
20.09.17	<i>Press Release - Champion Newspapers</i>	<i>Residents of Maghull and Aintree, Internet</i>
22.09.17	<i>Open day</i>	<i>Cllrs, members of the public, notice boards, internet (20 attendees)</i>
28.09.17	<i>Open day - Town Centre</i>	<i>Cllrs, members of the public, notice boards, internet (21 attendees)</i>
29.09.17	<i>Leaflet drop</i>	<i>All households and businesses</i>
06.10.17	<i>Open day</i>	<i>Cllrs, members of the public, notice boards, internet (9 attendees)</i>