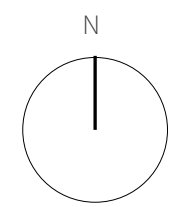
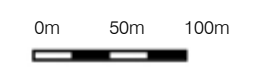




The scaling of this drawing cannot be assured

- | Revision | Date | Drn | Chk |
|----------|------|-----|-----|
| | | | |
- Site Boundary
 - Proposed Local Centre
 - Proposed Employment
 - Proposed Residential (Medium Density)*
 - Proposed Residential (Low Density)
 - ▲ Proposed Primary Vehicular Access
 - ▲ Proposed Secondary Vehicular Access
 - Potential Employment Access
 - ← Proposed Primary Road
 - ← Proposed Secondary Road
 - Proposed Public Open Space
 - Proposed Buffer Planting (Indicative)
 - Existing PRoW
 - Existing Watercourse
 - - - Diverted Land Drain (if required)
 - 1** Land set aside for the proposed Maghull North Railway Station
 - 2** Existing telecoms mast - to be relocated if necessary
 - 3** M58 Junction 1 improvements (new slip roads)

* Residential blocks drawn to front of plot boundary



Project
East Maghull
Sefton, Merseyside
Drawing Title
Draft Framework

Date 10.11.14	Scale 1:5000@A2	Drawn by SW	Check by CE
Project No 20134	Drawing No 004	Revision E	

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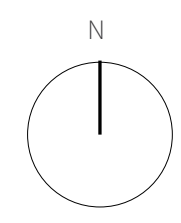
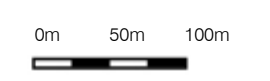
Revision	Date	Drn	Chk
-	-	-	-

-  Site boundary
-  Residential
-  Employment (Inc. Infrastructure and landscape Buffers)
-  Employment (not inc. Landscape Buffers)
-  Local Centre
-  Public Open Space (Exc. Employment)
-  Infrastructure (Approximate)

Land Use	Area (Ha)
Residential	41
Employment (Inc. Infrastructure and Buffers)	25
Local Centre	1.1
Public Open Space (Exc. Employment)	15.83
Infrastructure (Approximate)	1.9
Total Area	84.84
Employment (not inc. Landscape Buffers)	20.01

Residential Development Density	Amount of Dwellings
@ approx. 35dph	approx 1400

1 Land for the M58 Junction 1 improvements (new slip roads) removed from red edge boundary



Project
East Maghull
 Sefton, Merseyside
 Drawing Title
Draft Framework - Areas

Date 10.11.14	Scale 1:5000@A2	Drawn by SW	Check by CE
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Table 1. Housing Delivery Timescales (estimated)

Year	Housing Supply (units)	Comments
2015	0	Examination August 2015. Outline planning application submitted around November 2015 and following Local Plan Inspectors report.
2016	0	Assume adoption of Local Plan November/December 2015. OPP granted spring 2016, RM granted summer/autumn 2016 for first phases.
2017	40	Discharge of conditions and start on site early 2017
2018	80	Assume two housebuilders initially. Further RM applications submitted and approved.
2019	120	Assume three housebuilders from year three on.
2020	120	Assume three housebuilders from year three on.
2021	120	Assume three housebuilders from year three on.
2022	120	Assume three housebuilders from year three on.
2023	120	Assume three housebuilders from year three on.
2024	120	Assume three housebuilders from year three on.
2025	120	Assume three housebuilders from year three on.
2026	40	Estimated residential development build out complete 2026.
Total	1000	

1. Plan period is 2015 to 2030
2. Assumed no constraints on the delivery of housing i.e. no phasing requirements on employment before housing.
3. Build out rates confirmed by Persimmon and Countryside. Assumed third housebuilder on site throughout given strong housing market
4. Affordable TBC. Assume at policy requirement of 30% (based on 1,400 total = 400). Assume two on site throughout at 50 per annum 2018 to 2026 inclusive.

Project
East Maghull
Sefton, Merseyside
Drawing Title
Table 1. Housing Delivery Timescales

Date 10.11.14	Scale 1:5000@A2	Drawn by SW	Check by CE
Project No 20134	Drawing No	Revision	