Dear Sir,

Maghull Neighbourhood Plan

Thank you for consulting Historic England about the above document.

Historic England is the Government’s statutory adviser on all matters relating to the historic environment in England. We are a non-departmental public body established under the National Heritage Act 1983 and sponsored by the Department for Culture, Media and Sport (DCMS). We champion and protect England’s historic places, providing expert advice to local planning authorities, developers, owners and communities to help ensure our historic environment is properly understood, enjoyed and cared for.

Your Neighbourhood Plan includes or may affect a number of heritage assets including Maghull Manor moated site (scheduled monument), Maghull Chapel (Grade II*) and various Grade II listed buildings as well as the Damfield Lane Conservation Area. It will be important that the strategy you put together for this area safeguards those elements which contribute to the importance of those historic assets. This will assist in ensuring they can be enjoyed by future generations of the area and make sure it is in line with national planning policy.

Historic England has produced further information and guidance on how heritage can be incorporated into Neighbourhood Plans. It signposts forums to documents which communities may find useful to identify what it is about their areas which makes them distinctive and how best ensure that the character of the area is retained. More information can be found at http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/.

Neighbourhood Plan

We have the following comments to make on the neighbourhood plan:

Chapter 2
Whilst we welcome the inclusion of a section on heritage, it does not expand further than stating the heritage assets that are within the Plan area. This section should provide some more detailed information on the historic environment that contributes to the character and appearance of Maghull as a settlement. This information has been provided on the Council’s website on Conservation Areas including the leaflet on the Damfield Lane Conservation Area (https://www.sefton.gov.uk/media/1430761/Damfield-Lane-Con-Area-Advisory-Leaflet).
2018For-Web.pdf). This would also provide some evidence to the sections 5.4 Heritage and 5.5 Character Areas (see additional comments below).

Chapter 4: Maghull Vision and Objectives
Whilst we welcome the content of this section of the Plan, given the Plan mentions heritage and includes a policy on it, for consistency and conformity it should be mentioned in the Plans Vision and Objectives for Maghull (see comments above).

Chapter 5: Planning Policies

Para 5.4.1:
- With reference to our comments on chapter 2 (above) the statement made in this paragraph reinforces the need to expand on the historic environment description to ensure that there is consistency within the Plan and also the section of 5.4, which states that there are a number of properties which make a significance to the contribution of the town of Maghull.
- We welcome the intention to produce a local list for Maghull.

MAG3: Maghull Local List
- Whilst we support the inclusion of this policy, the policy could be strengthened in the following ways:
  - Bullet A: The inclusion of buildings in a local list (like a designated heritage asset) will not just be about their appearance but also their social and communal value as well (significance). The policy in bullet A only makes reference to appearance. Note that Bullet B refers to significance which is more than appearance so it might be better to use this in Bullet A instead (and to also ensure consistency).
  - With reference to Para 5.4.2 and the need to address the requirements in the Policy. Bullet A is not a requirement, like in Bullet B, it should use the word demonstrate and proposals e.g. Proposals for extensions or alterations requiring planning permission to any property named on the Maghull Local List should demonstrate how it takes into account the significance of the asset including where appropriate, the appearance of the property.
  - Bullet B: Whilst we support the need to take into account the setting of an asset when assessing the impact of a development proposal. This does not look at sustaining and enhancing or protecting the setting, like the intention of Bullet A which would help strength the protection given to these assets. So the policy should look at including this.

Para 5.4.2
Whilst we support the content of this paragraph, should this not be an additional bullet within Policy MAG 3 within the box?

Para 5.4.3
It would be helpful if the Plan identified the seven properties included on the list. For consistency, Para 5.4.1 describes the creation of a list, yet this paragraph seems to suggest that the list is already created, and they are marked our on the map in Appendix 4.

Para 5.4.4
Whilst we welcome the content of this paragraph, the wording uses features, but the Policy refers to properties – features and properties are defined differently and the policy/supporting text should be amended to ensure consistency.

**Policy MAG 4: Character Areas**

- Whilst we support this policy, it would benefit from mentioning the Local Character Area documents to assist those putting forward proposals, on where they are defined.
- Also, rather than improve, it would be better to make reference to enhance, which is more positive.
- Reference to the need for this to be part of the Design and Access statement similar to the MAG 3 policy would help strengthen the requirement.
- Some suggestions to amend the policy: *Development proposals that respects and demonstrates how it has taken into account the distinct characteristics defined in the Maghull Local Character Area document* in terms of the type of development, scale, design, open space provision and general layout, and *enhances improves but does not detract from its surroundings in the Local Character Areas in which it is located, will be supported. This should be included within a design and access statement that accompanies any application.*

If you have any queries about this matter or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

[Signature]

[Name]

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