



PROPOSED RESIDENTIAL DEVELOPMENT LAND AT GREEN LANE, MAGHULL, SEFTON

Hourigan Planning is preparing an outline planning application (all matters reserved except access) on behalf of Anwyl Land Limited in relation to a proposed residential development on land at Green Lane, Maghull, Sefton.

We are now undertaking a period of consultation on the draft proposals so that neighbours and businesses have an opportunity to engage in the process prior to an outline planning application being submitted. Comments received will be used to inform and refine the outline planning application before it is submitted to Sefton Council.

Once the application is submitted, interested parties will have another opportunity to make representations directly to the Council.

Illustrative Development Framework Plan



ANWYL
LAND

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PLANNING



PROPOSED RESIDENTIAL DEVELOPMENT

SUMMARY OF PROPOSALS

- Development of a Grey Belt site for the provision of circa 258 new dwellings, including 45% (116) affordable housing.
- Significant areas of new public open space complemented by substantial new landscaping and planting. The illustrative layout also includes the provision of a Locally Equipped Area of Play (LEAP) and a separate Local Area of Play (LAP).
- Proposed network of new footpaths throughout and around the site to link into existing pedestrian infrastructure in the area creating a very accessible development. The proposals will provide a circular walk within the site thereby negating the need for pedestrians to use Green Lane which only has pavement provision along the southern section of the highway.
- Improvements to the southern section of Green Lane to widen the road and improve pedestrian infrastructure.
- Significant areas of Public Open Space in the west of the site to provide a natural buffer between the proposed housing and the countryside beyond.
- Opportunity to deliver biodiversity improvements, with the development delivering at least 10% Biodiversity Net Gain.
- All new homes will be energy efficient and will be provided with an electric vehicle charging point.
- The proposals will deliver a Sustainable urban Drainage Scheme (SuDS) to deal with surface water.



HOW TO COMMENT

The consultation period will be open until midnight on 28 June 2026

Further information is available to view on the Hourigan Planning website including: a Location Plan, a Constraints and Opportunities Plan, a Development Framework Plan and a 'Frequently Asked Questions' Sheet –

www.houriganplanning.com/consultations/

Please submit comments by post or email:



hello@houriganplanning.com (using "Land at Green Lane, Maghull Consultation" as the subject line).



Land at Green Lane, Maghull Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester M2, 2JG.

Please note: Comments received will be summarised on a topic basis in the Statement of Community Involvement which will be submitted with the forthcoming planning application. No personal details will be made public.

