

# A Local Plan for Sefton

Sefton Council 



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EMPLOYMENT  
ENVIRONMENT  
HOMES  
INFRASTRUCTURE  
WELLBEING  
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**SEFTON LOCAL PLAN  
PUBLICATION JANUARY 2015  
CHAPTER SIX MEETING SEFTON'S NEEDS**

• *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*

*"90. Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. These are:*

- *mineral extraction;*
- *engineering operations;*
- *local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- *the re-use of buildings provided that the buildings are of permanent and substantial construction; and*
- *development brought forward under a Community Right to Build Order."*

- 6.70 To provide clarity, an additional local policy interpretation applies to proposals for the extension to, or replacement of, existing buildings in Green Belt.
- 6.71 National policy requires that extensions to existing buildings must "not result in disproportionate additions over and above the size of the original building". The threshold of one-third is regarded as achieving the appropriate balance in most circumstances. Any departure from this would need to be clearly justified.
- 6.72 National policy also allows for replacement buildings in Green Belt "provided the new building is in the same use and not materially larger than the one it replaces". The threshold of 15% for assessing "materially larger" buildings is regarded as achieving the appropriate balance between modern building requirements and preserving the openness of the Green Belt in most circumstances. Similarly, any departure from this would need to be clearly justified.
- 6.73 In calculating the volume of either the original, existing or proposed building, external measurements of the building(s) must be used. The calculation of volume must include the roofspace, and any extensions to the building. It must not include any parts of the building(s) that are below ground level or the volume of any area enclosed by walls, but which does not have a roof. Outbuildings are not normally considered part of the original building.
- 6.74 "Original" means a building as it existed on 1 July 1948 where it was built before that date.

**SAFEGUARDED LAND**

- 6.75 National planning policy advises that when defining Green Belt boundaries, local authorities should identify areas of Safeguarded Land between the urban area and the Green Belt in order to meet longer term development needs. Safeguarded land is not allocated for development at the present time.

**MN8 SAFEGUARDED LAND**

**1. The following areas are identified as safeguarded land and are identified on the Policy Map:**

Site Ref.	Location	Area [ha.]
MN8.1	Land at Lamshear Lane, Lydiate	33
MN8.2	Land adjacent to Ashworth Hospital, Maghull	18,5

**2. Development on Safeguarded Land will only be permitted where the proposal is:**

- **necessary for the operation of the existing use(s); or**
- **a temporary use that would retain the open nature of the land and would not prejudice the long term ability to redevelop the site to meet future development needs.**

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**3. In all other instances, the development of Safeguarded Land will only be permitted following the adoption of a replacement Local Plan which allocates the development of any of these areas.**

**Key Policy Links:**

- Policy MN7 Sefton's Green Belt
- Policy NH7 Rural Landscape Character

**Explanation**

- 6.76 Safeguarded Land is land between the existing urban area and the inner boundary of the Green Belt. The sites identified as Safeguarded Land may be required to meet longer-term development needs beyond the current plan period.
- 6.77 Safeguarded Land is not allocated for development at the present time, and planning permission for the permanent development of these sites will only be approved following a review of the Local Plan that allocates the land for this development. In the meantime, Safeguarded Land will continue to be protected from development until such time as it is required. Only development that is necessary for the operation of existing uses, or a temporary use that would not prejudice the long-term development of the site, will be permitted on Safeguarded Land.
- 6.78 The two areas of Safeguarded Land have a combined potential capacity for around 1,000 dwellings. In addition, it is assumed that 278 dwellings at site MN2.5 Crowland Street, Southport, and 213 dwellings at Town Lane, Southport (permission ref S/2012/0400) will be delivered after 2030 due to likely market take up rates. This land, with a total estimated capacity of some 1500 dwellings, will ensure that the proposed Green Belt boundary will endure in the longer term, beyond the current Local Plan period, though no specific time horizon is identified as to when that will be.

