

Appendix B

Development in the Green Belt Supplementary Planning Document

Consultation Statement

Under Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012, West Lancashire Borough Council consulted the following bodies on the scope of the proposed Development in the Green Belt SPD:

- Statutory Consultees (“Specific Consultation Bodies” as defined by Regulation 2 of the above Regulations);
- Locally active planning agents;
- Locally active housebuilders and Registered Providers (as this was a joint consultation on the Green Belt SPD and also on an Affordable Housing SPD).

The table on the following pages records which parties made representations on the scope of the SPD, the issues raised by the said parties, and the Council’s response in terms of how these issues have been addressed in the draft SPD.

Summary of comments made on Reg 12(a) consultation on Green Belt Issues SPD

February 2015

| Ref | Representor | Summary of comments | Council response |
|-----|--------------------------------|---|---|
| 01 | Highways Agency | No comments to make | - |
| 02 | Sefton MBC | No comments | - |
| 03 | The Coal Authority | No comments | - |
| 04 | English Heritage | No comments | - |
| 05 | Newburgh Parish Council | Concern regarding conversion of redundant agricultural buildings to housing in the Green Belt | <p>Recent changes in the Town & Country Planning (General Permitted Development) Order 2008 (Class MB) allow for agricultural buildings to be converted into dwellings without the need for full planning permission. This is subject to going through a prior notification procedure where details are submitted to the Council. Proposals will need to satisfy a number of criteria and certain restrictions will be imposed on other new agricultural development.</p> <p>Where planning permission is required for the conversion of a non-residential building to residential use, the “higher” / “parent” policies, provided in this case by the National Planning Policy Framework (NPPF), determine what kind of development is permitted in the Green Belt. Those forms of development considered ‘not inappropriate’ (para.89) include the conversion of non-residential buildings within the Green Belt to residential usage, providing certain criteria are met. The SPD will provide these criteria, with the aim of preserving the openness of the Green Belt as far as possible.</p> |
| 06 | Marine Management Organisation | No comments | - |
| 07 | Wrightington Parish Council | Wrightington Parish Council would ask that when preparing these documents, the policies contained within the SPD on Green Belt ensure that Green Belt land can be protected from development by stealth and will continue to only be allowed in very exceptional circumstances and subject to stringent criteria. | <p>The NPPF does consider some development <u>not</u> ‘inappropriate’ in the Green Belt. This includes agricultural buildings, sports facilities, some extensions, and replacement buildings on previously developed land. These are subject to restrictions which the SPD attempts to clarify.</p> <p>Therefore, while the Council can apply locally specific criteria to control issues such as the form, design and appearance of development within the Green Belt, the precedent for whether development is inappropriate or not is set by national government, rather than the Borough Council.</p> |

| Ref | Representor | Summary of comments | Council response |
|-----|---------------------------|---|--|
| 08 | Aughton Residents Group | <p>Aughton Residents Group supports the Planning Department's robust approach to challenging the majority of attempts to convert non-residential buildings within the Green Belt to residential usage. We are concerned however that any perceived weakening of that position within the SPD will be seized upon by landowners and developers. ARG would wish to see the following points addressed within the SPD.</p> <ol style="list-style-type: none"> 1. Applications seeking to significantly alter the structure of a building, or redesignate it from non-domestic to domestic will be robustly challenged. 2. Applications for new build 'agricultural' buildings will be scrutinised against impact on Green Belt in general and local dwellings in particular. 3. Applications relating to 'Brownfield' sites within the Greenbelt will be refused except where exceptional circumstances can be proven as per the National Planning Framework. | <p>In response to the numbered comments:</p> <ol style="list-style-type: none"> 1. See response to Newburgh Parish Council in relation to the concerns about the conversion of non-domestic buildings to dwellings. However the SPD will seek to ensure that applications for conversion preserve any aspects of the structure and design of the building which hold value. It will also restrict alterations and extensions for this same reason, and also to preserve the openness of the Green Belt. 2. The NPPF permits the construction of new agricultural buildings in the Green Belt [under a prior notification procedure]. Therefore the SPD has no power to restrict this form of Green Belt development. 3. Development on previously developed ('brownfield') land within the Green Belt is not inappropriate development according to the NPPF. Therefore the Council has no power to refuse an application on such a site on this basis alone. However the NPPF requires that this type of development must not have a greater impact upon the openness of the Green Belt. The SPD will provide guidance on how this will be assessed. |
| 09 | Lancashire County Council | No comments | - |
| 10 | Natural England | No comments | - |
| 11 | Halsall Parish Council | <p>Halsall Parish Council asks that consideration be given to use brown belt (<i>sic</i>) areas in preference to Green Belt areas.</p> <p>All rural developments should fully take into account proposed changes in surface water drainage in West Lancashire, in particular the proposed flooding of parts of West Lancashire due to the proposed closure of pumping stations into the Alt and Crossens.</p> | <p>The NPPF encourages the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value. This is reinforced by the development restrictions placed upon Green Belt land. WLLP policy SP1 makes clear that the need to prioritise brownfield land over greenfield land for development is an important consideration, as does national policy. Similarly, development on non-Green Belt land is prioritised over development on Green Belt land.</p> <p>Such a policy is not considered necessary in the Green Belt SPD as it is covered by 'parent' policies.</p> <p>The specification of surface water drainage treatments is not a matter within the scope of this SPD.</p> |

| Ref | Representor | Summary of comments | Council response |
|------------|-----------------------------|----------------------------|-------------------------|
| 12 | Home Builders Federation | No comments | - |
| 13 | Lathom South Parish Council | No comments | - |