



Lydiate Parish Council



Lydiate Neighbourhood Development Plan 2017 – 2030

Submission for Regulation 16 Consultation

19th April 2017

CONTENTS

	FOREWORD	PAGE 3
SECTION 1	INTRODUCTION	PAGE 4
SECTION 2	VISION AND OBJECTIVES	PAGE 7
SECTION 3	POLICY BACKGROUND	PAGE 8
SECTION 4	POLICY LNP DEV1 – PROTECTING & ENHANCING THE CHARACTER OF LYDIATE	PAGE 11
	POLICY LNP HOU1 – LAND NORTH OF KENYON’S LANE	PAGE 14
	POLICY LNP HOU2 – LAND AT LAMBSHEAR LANE	PAGE 17
	POLICY LNP HER PROTECTING & ENHANCING NON-DESIGNATED HERITAGE AND CULTURAL ASSETS	PAGE 20
	POLICY LNP PATH I PROTECTING & ENHANCING FOOTPATHS, CYCLE WAYS, CANAL TOWPATHS AND BRIDLE PATHS	PAGE 22
SECTION 5	DELIVERY	PAGE 23
SECTION 6	CONCLUSION	PAGE 24
APPENDIX 1	LYDIATE HERITAGE AND CULTURAL ASSETS	PAGE 25
APPENDIX 2	GLOSSARY OF TERMS	PAGE 28
APPENDIX 3	SCHEDULE OF EVIDENCE	PAGE 30

Foreword

Lydiate is a great place to live. It is a unique location, you can live in the countryside and work in the city, we want to retain our uniqueness. To do this we began to develop our Neighbourhood Plan in 2015. Related to Planning Policy, it allows the Parish Council to have more say on what can and cannot be developed in Lydiate and what those developments will look like, should they be allowed. Our Neighbourhood Plan becomes part of Sefton Council Planning Policy which has to be taken into consideration when they determine planning applications.

We began to develop the plan in May 2016 when we asked you about Lydiate, the place you choose to live, work, retire or go to school in; the information we received was used to develop our “Draft Neighbourhood Plan”.

The next stage in the development of the plan was to ensure we have captured all your thoughts and suggestions, so between 1st December 2017 and 31st January 2018 we asked for your views on the Draft Neighbourhood Plan. These comments have now been considered and where appropriate incorporated into this draft plan for submission to Sefton Council under Regulation 15 of The Neighbourhood Planning (General) Regulations 2012.

I would like to thank you all for your continued involvement in the development of Lydiate’s Neighbourhood Plan.

Councillor John Bailey

Chair to Lydiate Parish Council

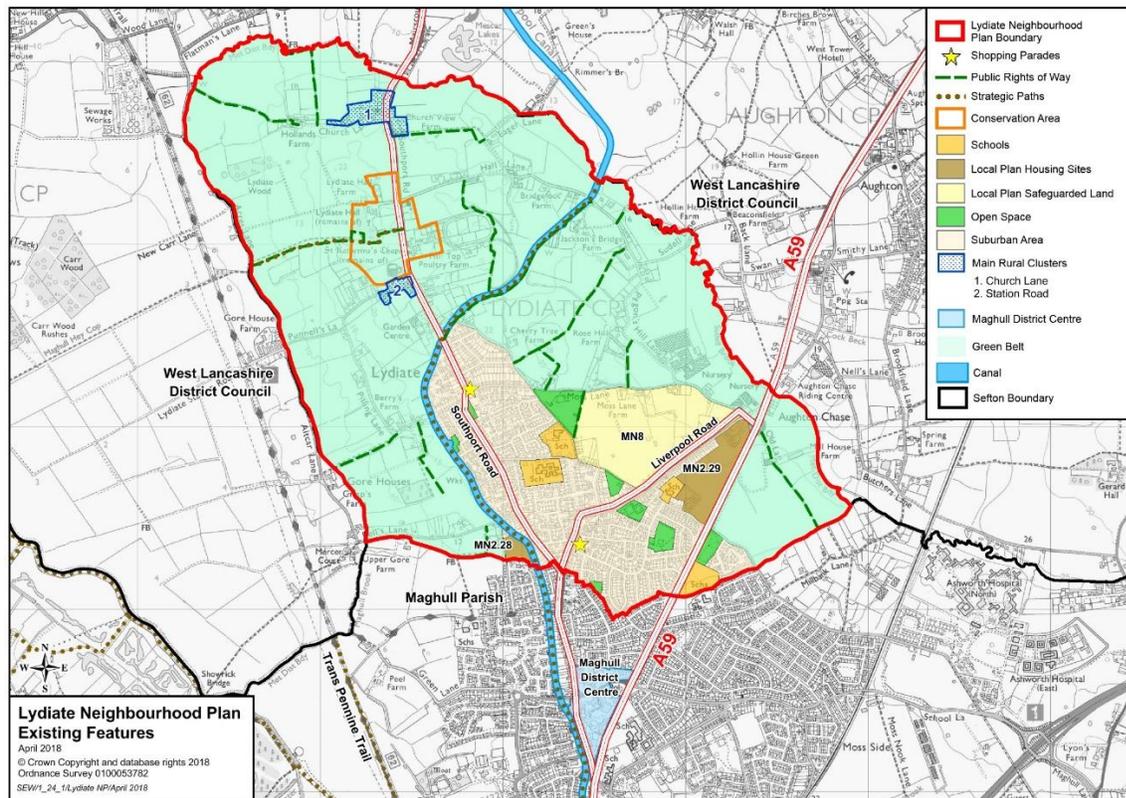


1.0 SECTION INTRODUCTION

Lydiate Parish

- 1.1 Lydiate is located in the Eastern Parishes area of Sefton Borough in Merseyside. Most of the area is rural in nature with green space transition into open countryside. However, there is a significant suburban area which forms part of the wider Lydiate-Maghull conurbation and is where the majority of Lydiate's residents reside. See Figure 1 Lydiate Existing Features below.

Figure 1 Lydiate Existing Features Map



Character of Lydiate

- 1.2 The Parish is predominantly rural allowing transition to open countryside with a patchwork of fields, occasionally interrupted by small clusters of development such as around Station Road and Church Lane. There is one main built up area, that of the Lydiate suburb which is residential and is effectively part of the Lydiate-Maghull conurbation identified above shaded beige.
- 1.3 Consultation has shown that people are happy with the Parish's predominantly rural look and feel and wish to maintain and enhance it if possible. The suburban part of Lydiate enables people to live within close proximity to this rural area while working in Bootle, Southport, Liverpool and elsewhere.

- 1.4 The Parish has produced a Character Assessment to support the Plan Area in order to help:
- a) identify ways in which policy could be developed
- and
- b) provide detail about the character of Lydiate so that policies which require proposals to protect and enhance the character of the area can be properly interpreted by applicants, decision makers and third parties
- 1.5 As such, the Lydiate Character Assessment has identified the most important elements and features of Lydiate and how new development should respect these characteristics and where improvements can be made.

St Catherine's Church



Pygons Hill House



- 1.6 Lydiate's Character Assessment can be found as a separate document in support of the Neighbourhood Development Plan along with the Consultation Statement and Basic Conditions Statement.

Developing Lydiate's Neighbourhood Plan.

- 1.7 Lydiate Parish Council resolved to draw up a Neighbourhood Development Plan (Minute 109/2015) for the Parish, partly in response to the emerging Sefton Local Plan as it was concerned about a number of issues affecting the Parish.
- 1.8 Lydiate Parish Council resolved that a Neighbourhood Development Plan with appropriate planning policies, allocations and guidance would be a good way to address these issues.
- 1.9 In order to prepare the Plan, Lydiate Parish Council first had to establish the Area. Following consultation, Lydiate Parish Council submitted an application to Sefton Council on 6th July 2015 to have the whole of Lydiate parish designated as a "neighbourhood area" for the purposes of preparing a Neighbourhood Plan
- 1.10 Consultation on the Neighbourhood Plan area took place from 8th July – 21st August 2015 and included the whole parish of Lydiate as shown outlined in red on Figure 1 on page 4.

- 1.11 The application for the designation of Lydiate Parish as a Neighbourhood Area for the purpose of preparing a neighbourhood development plan was approved by Sefton Council on 28th September 2015.
- 1.12 Lydiate Parish Council was identified as an appropriate “Qualifying Body” to prepare a plan and resolved to do so.
- 1.13 The Parish set up the Neighbourhood Plan Steering Group. This group met monthly to oversee the development of the plan.
- 1.14 The Parish accessed support from Sefton Council and grant from Government to pay for specialist help at certain points in the Plan-making process.
- 1.15 The Council engaged with the local community throughout the process.
 - (i) During the summer of 2016 we carried out surveys of local residents, young people and businesses, to find out what they wanted for the future of the area and what was most important to them. The results were used to develop the Vision and Objectives for the Neighbourhood Plan (see Section 2). A summary of the survey results can be found in our Consultation Statement attached at annex 1.
 - (ii) A second consultation exercise was undertaken between 1st December 2017 and 31st January 2018, which was extended to March 9th 2018 to allow the landowners to consider the proposals in more detail. The consultation process gained residents and stakeholder views on the draft Neighbourhood Plan which were considered and the draft plan updated accordingly. A summary of the consultation findings can be found in our Consultation Statement attached at annex 4
- 1.16 The vision and objectives were investigated in turn and Neighbourhood Plan policies developed that aim to protect and enhance Lydiate’s Character. These Policies are detailed in Section 4 of this document. This process was assisted by Sefton Council Planning Department and a planning consultant recruited using the Government Grant we received.

SECTION 2 VISION AND OBJECTIVES

Vision

- 2.1 Based on engagement with the Community, Lydiate Neighbourhood Development Plan's Vision for Lydiate Parish for 2027 is for

“A parish that maintains a good quality of life in Lydiate with a high quality environment with suitable facilities where any new housing meets the needs of the people of Lydiate, and is well designed and is in keeping with the surrounding area, maintaining its rural character.”

Objectives

- 2.2 To achieve this Vision, the Plan should aim to meet the following five key objectives:

- 1 **Quality** - Ensuring that any new housing and its layout and infrastructure are of a high quality of design, environmentally friendly, encourage cycling and walking and are in keeping with the local housing stock.
- 2 **Facilities** - Maintaining and enhancing the provision of facilities in the area such as retail, health, leisure, sports, social and youth facilities.
- 3 **Housing** - Ensuring that any new housing meets the needs of the local population including affordable housing.
- 4 **Environment** - Protecting and enhancing the environment including canal, parks and gardens and maintaining the balance between the countryside and the built up area.
- 5 **Heritage** - Protecting and enhancing the Parish's heritage assets including listed buildings, and other non-designated heritage and cultural assets

SECTION 3 POLICY BACKGROUND

3.1 Currently three areas of Lydiate have been included in the Sefton Local Plan (see Figure 1 Lydiate Existing Features Map on page 4).

3.2 **MN2.28, Land at Turnbridge Road (1.6 Ha, estimated capacity 40).** This site lies within Lydiate Parish although it is accessed from Maghull. A proposal for 39 homes was approved in July 2017 on the site at Turnbridge Road and work has already started on site. As such this Plan does not contain any policy for this site.

3.3 **MN2.29 Land north of Kenyons Lane, Lydiate (9.7 Ha, indicative capacity 295 homes).** Appendix 1 of Sefton's Local Plan requires development of this site to:

- (i) Ensure that sufficient information is provided with the planning application to enable the Council to make a Habitat Regulations Assessment; and
- (ii) Include the widening of Kenyon's Lane to provide a two lane approach to the junction with the A59.
- (iii) This site known locally as Tyson's Triangle currently includes Morton's Dairy and Highways Farm which has been converted into a residential complex.
- (iv) Neighbourhood plan policies must be in conformity with strategic policies in the Local Plan. The Neighbourhood Plan cannot address whether or not the site should be allocated.
- (v) However, the strategic Local Plan policy allocating the site primarily deal with the principle of housing development and does not remove the need for proposals to conform with other Local Plan policies such as EQ2 DESIGN which requires proposals to respond to the character and distinctiveness of the surroundings.
- (vi) Policy LNP DEV1 will further enhance the development of this site by influencing how buildings are oriented on the site itself and how additional facilities are provided.

3.4 **MN8.1 Site safeguarded by the Sefton Plan for housing in Lydiate.** Located in Lambshear Lane opposite Lydiate Village Centre see Figure 1 Lydiate Existing Features Map, page 4. An explanation note of a "safeguarded" site can be found below.

Explanation Note 1 "safeguarded"

A Land is 'safeguarded' in order to meet longer term development needs beyond the plan period and to help protect the Green Belt. This Plan contains a policy for this site in case a review of the Local Plan brings the site forward.

B Sefton's Local Plan includes the following explanation:

"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. (para 6.83)

- C 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 the completion of 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.” (para 6.84)
- D Neighbourhood plan policies must be in conformity with strategic policies in the Local Plan. As MN8.1 is a strategic policy the Neighbourhood Plan cannot address whether or not this site should be safeguarded for future developments.
- E However, the strategic Local Plan policy safeguarding this site primarily deals with the principle that this site is suitable for housing development in the future and does not remove the need for proposals to conform with other Local Plan policies that may be in force following a review of the Local Plan. Until this time the site remains subject to Local Plan policy NM8.
- F Lydiate Neighbourhood Plan proposes a policy that is intended to shape new Development on Local Plan safeguarded site MN8.1 Land at Lambshear Lane, should the site be allocated following a review of the Sefton Local Plan.

Issues to be Addressed by the Neighbourhood Plan

- 3.5 The Neighbourhood Plan has been developed to address three key issues.

Issue 1

Design of any potential new development on the sites allocated in Lydiate by the Sefton Local Plan. Sefton Council’s Local Plan has allocated sites for development in Lydiate and the Parish is particularly concerned about the design of any housing there. See Figure 1, Lydiate Existing Features Map Page 4.

Issue 2

Provision of Infrastructure to deal with proposed new development

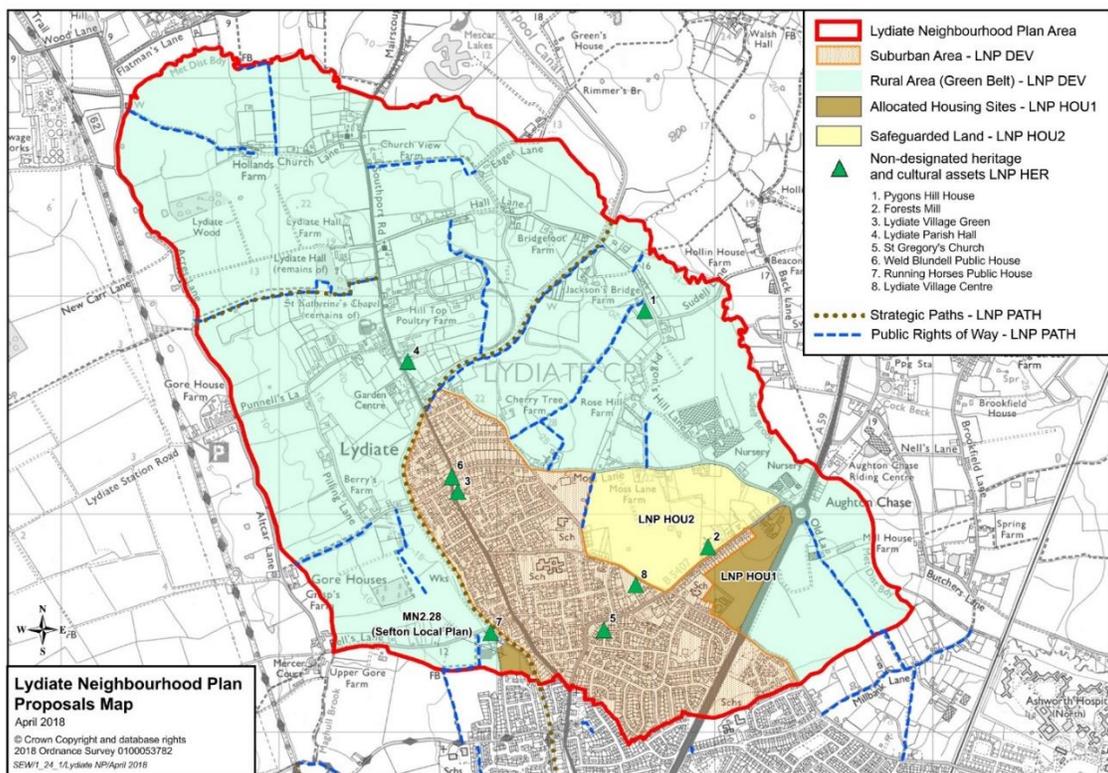
Issue 3

Greater control over how any Community Infrastructure Levy (CIL) and Section 106 money is spent in the Parish.

- 3.6 CIL and Section 106 money are financial contributions that developers make to either pay for necessary infrastructure or to make a proposal acceptable in planning terms. A Neighbourhood Plan could help determine how such funds are spent. At the moment Sefton is deciding whether to introduce CIL but in the meantime Section 106 funding may still apply.
- 3.7 The following policies were agreed for inclusion in the Neighbourhood Plan. Each policy will be described in more detail on the following pages.

Policy Number	Policy Name
LNP DEV1	Protecting and Enhancing the Character of Lydiate
LNP HOU1	Land north of Kenyons Lane
LNP HOU2	Land at Lambshear Lane
LNP HER	Protecting & Enhancing of Non-designated Heritage & Cultural Assets
LNP PATH	Protecting & Enhancing Footpaths, Cycle ways and Bridle Paths

Figure 2 Lydiate Neighbourhood Plan Proposals Map



SECTION 4 POLICIES

4.10 - POLICY LNP DEV1 – Protecting and Enhancing The Character Of Lydiate

LNP DEV1 – Protecting and Enhancing The Character Of Lydiate

Development proposals will be supported where:-

i) by virtue of their design, siting, access, use, visual impact, layout, materials, height, scale and location they protect and enhance the character and heritage of the natural and built environment as evidenced in the Lydiate Character Assessment, in particular those aspects of Lydiate's character listed below:

and

ii) they meet all other policies in this Plan and the Local Plan including, in the case of proposals on sites allocated in the Local Plan, the site-specific policies in this Plan.

Key aspects of Lydiate's rural character:

- A Lydiate's rural area is designated as Green Belt and all development proposals will be considered in line with national green belt policy (set out in paragraphs 87-92 of the NPPF). Local Plan policy MN7 sets out how the Council will apply and interpret the requirements of national Green Belt policy.
- B Open unrestricted views of the surrounding, relatively flat countryside with only occasional areas of enclosure on lanes with high hedges or within small clusters of buildings.
- C Hedges surrounding fields and occasional areas of trees and ditches providing habitats and contributing to biodiversity in the area.
- D Primarily agricultural use - mostly arable farming with green houses becoming common.
- E Occasional housing loosely arranged in small, informal clusters or short strips which are sufficiently spaced from one another so as not to merge and in sufficiently small quantities as to never dominate the landscape. Any development on previously developed land will only be permitted where it follows this principal.
- F A network of footpaths and cycle paths.
- G Country lanes which predate the suburban settlement.
- H A small number of landmarks and non-designated heritage & cultural assets (see Appendix 4)
- I Heritage sites.

- J The canal which runs through large parts of the rural area connecting it to the wider countryside.

Key aspects of Lydiate's suburban character:

- K Combination of purpose built housing estates, including Council built housing where houses are now predominantly privately owned due to Right-to buy legislation, and infill along historic routes.
- L A series of green spaces that provide recreation and visual amenity in the form of public parks and green verges and a transition to the open countryside beyond the settlement boundary.
- M Low, predominantly 2-storey, buildings.
- N Strong building lines providing unity to streetscape even where houses have been developed in separate schemes.
- O Primarily residential use with occasional ancillary uses such as shops, commercial premises, public houses, recreation facilities and places of worship.
- P Houses are predominantly semi-detached with some detached and terraces.
- Q Housing having defensible spaces in the form of front gardens with a variety of boundary treatments.
- R Clear hierarchy of streets with Northway (A59) the Strategic highway, main distributors being Liverpool Road, Southport Road, Lamshear Lane and Kenyons Lane off which smaller streets give access to a variety of estates.
- S The canal which forms an edge along the west of the suburban area.
- T Individual estates, while fitting into the overall character of the suburban part of Lydiate by virtue of their sharing the above characteristics, have their own distinct characters through a combination of brick colour, detailing, use of boundary treatments and relative formality/informality of the road layout.
- U Semi-rural feel in parts of the suburban area due to historic roads along which older houses can be found sometimes less formally arranged, the low scale of development in general, views into the surrounding countryside, grass verges, low density of development and the use of brick and pitched roofs.

Supporting Text

- 4.11 This policy is included to meet Neighbourhood Plan Objectives 1 **Quality**, 4 **Housing** and 5 **Heritage** (as set out on page 7)
- 4.12 The character and heritage of Lydiate's natural and built environment are highly valued by the people of Lydiate. 70% of residents identified the balance between housing and the countryside, the green belt, the canal, heritage and culture sites and

parks and gardens the reason they choose to live in Lydiate (see annex 1 of the Consultation Statement, Residents Survey Results).

- 1.13 The Local Plan includes policies which require development to respect the character and heritage of the natural and built environment. Local Plan policy EQ2 DESIGN requires “development proposals to be of a high quality of design which responds positively to the local character and distinctiveness of the surroundings”.
- 4.14 Local Plan policy NH1 ENVIRONMENTAL ASSETS states that “Sefton’s natural and heritage assets together with its landscape character should continue to contribute to the Borough’s sense of place, local distinctiveness and quality of life. Development proposals and other initiatives should contribute positively towards achieving this.” Local Plan policy NH7 RURAL LANDSCAPE CHARACTER states that “Development in the rural area must protect, enhance or restore landscape character, as appropriate”.
- 4.15 The better the character and heritage of Lydiate are understood, the better they can be enhanced and protected. This policy therefore requires development proposals to be assessed against the Lydiate Character Assessment which identifies those elements which make up the character of Lydiate. The Parish Council will provide comments for all relevant planning applications to help inform the planning decision.
- 4.16 This policy will apply throughout the Parish including those sites allocated and safeguarded in the Sefton Local Plan which are also the subject of policies LNPHOU1 (see page 14) and LNPHOU2 (see page17) in this Plan.
- 4.17 Outside the main built up area and the Local Plan sites, Lydiate is covered by the Green Belt which restricts development. However, there are circumstances where the construction of new buildings, redevelopment and changes of use may be permitted under National Green Belt Policy, including limited infilling, or the redevelopment of previously developed sites. It is possible for such proposals to come forward in Lydiate and they would fall under this policy.
- 4.18 The rural part of Lydiate Parish includes the Lydiate Hall and Chapel Conservation Area and several listed buildings and cultural assets. (see Appendix 1) and development affecting these will be assessed against the heritage policies of the Local Plan (NH9-NH15).

4.20 - Policy LNP HOU1 Land North of Kenyon's Lane

LNP HOU1 Land North of Kenyon's Lane – See Figure 2 Page 10

Permission will be granted on this site for housing proposals which may include an element of extra-care provision which meet the following criteria:

i)	Design of the proposal complements existing development on and adjacent to the site such as Highways Farm and housing on Liverpool Road.
ii)	Houses on the north western edge face out of the site and are able to provide natural surveillance.
iii)	If the site is partially developed until the dairy is relocated, the development must leave satisfactory access to the remainder of the site.
iv)	Houses towards the eastern edge of the site face Northway and are accessed by an internal road parallel to Northway with high quality landscaping to act as a buffer similar to the arrangement where Ridgeway Drive runs alongside Northway.
v)	Where possible, houses are arranged backing onto one another and the existing houses along Liverpool Road and other premises on Kenyons Lane so as to not leave rears of houses vulnerable.
vi)	The impact of the development on the rural feel of existing and potential views of the site are mitigated by landscaping and boundary treatments and the arrangement the height of housing and or extra-care facility along the edges of the development which should be limited to 2 storeys.
vii)	Public Open Space and landscaping are designed so as to best serve existing and new residents.
viii)	A Transport Assessment is undertaken which assesses the wider/cumulative impacts with other nearby sites, and ensures existing issues are not exacerbated as a result of development taking place.

vix)	Access points must be designed to Sefton Council specification to ensure adequate visibility for emerging drivers, including the widening of Kenyon's Lane to provide a 2 lane approach to the junction with the A59, and designed to ensure that development is pedestrian safe with no opportunity to become a through road or short cut to others areas of Lydiate and beyond.
x)	Walking and cycling are encouraged through highway design and signage, linking in with existing cycle and walking routes and to help create part of a safe route to schools such as St Thomas's C of E School and St Gregory's RC School as well as making it possible for the development to link in with potential future housing on the Lamshear Lane site should that be developed for housing.
xi)	Flood Risk - local knowledge of flooding incidents must be incorporated into the site-specific flood risk assessment via a consultation exercise with the Environment Agency, Parish Councillors and residents; and It meets the requirements of other policies in this Plan and the Sefton Local Plan including Local Plan Appendix 1.

Supporting Text

- 4.21 This policy is included to meet the Neighbourhood Plan Objectives, **1 Quality, 3 Housing, 4 Environment and 5 Heritage and Culture.** (as set out on page 7)
- 4.22 This policy reflects the analysis for the site and the Lydiate Character Assessment
- 4.23 There is a variety of house types immediately surrounding the site. Houses along the Liverpool Road edge comprise mainly of a row of bungalows set back from the road behind generous front gardens, apart from a short row of semi-detached houses towards Kenyons Lane, which have their own access road and the occasional 2-storey detached and semi-detached house on the other side. Along the Kenyons Lane edge there is a mixture of detached and semi detached 2 storey housing and bungalows as well as St Thomas School and former ambulance site (which has an approval granted in April 2017 for 3 detached houses) which face onto the semi-detached houses of the adjacent estate.
- 4.24 Highways Farm is located in the North East of the site along Liverpool Road which includes a brick built L-shaped building which together with a building of similar materials forms a courtyard and contributes to the rural character of Lydiate and as such should be retained with an appropriate landscaped boundary. The design of any new housing should relate to it. In addition there is a traditional detached house and some more modern farm buildings.

- 4.25 Sefton's policy on housing already has a requirement for affordable housing (Policy HC1 Affordable and Special Needs Housing): which requires that for new developments of "15 dwellings or more (or for residential and other conversions involving 15 or more additional dwellings net) 30% of the total scheme (measured by bedspaces) will be provided as affordable housing". It requires that "80% of the affordable housing should be provided as social rented/affordable rented and the remaining 20% provided as intermediate housing."
- 4.26 As such the development of this site will provide a significant amount of affordable housing in Lydiate which the Neighbourhood Plan endorses.
- 4.27 There will also be a mixture of 1, 2 and 3 bedroom and accessible properties in line with policy HC2 of the Sefton Local Plan.

St Catherine Chapel



4.30 Policy LNP HOU2 Land at Lambshear Lane

LNP HOU2 Land at Lambshear Lane - See Figure 2 Page 10

Where the adoption of a replacement Local Plan or a review of the current Local Plan allocates the development of this site, permission will be granted for housing proposals which meet the following criteria:

- i Proposals for development on this site will only be granted planning permission where they are consistent with a single detailed master plan for the whole site which is approved by the Council before any planning application is submitted.
- ii Proposals for development within this site must demonstrate a comprehensive approach to infrastructure provision (including provision of an appropriate proportion of financial and/or 'in kind' contributions towards strategic and/or local infrastructure required to enable the comprehensive development of the site). All applications within the site must comply with Local Plan policies in respect of infrastructure and green space provision and enhancement.
- iii A local hub is created in close proximity to and relating to Lydiate Village Centre (a building which hosts the Parish Council office and is a community centre that delivers many community activities) with facilities including a small amount of retail of up to 1,000 sq m to benefit new and existing residents.
- iv Where possible, houses on the edges of the site face outward from the site to provide natural surveillance.
- v Houses are arranged backing onto one another and existing houses, so as to not leave rears of houses exposed.
- vi The impact of the development on the rural feel of existing and potential views of the site are mitigated by high quality landscaping and boundary treatments and the arrangement and height of housing along the edges of the development.
- vii Public Open Space is designed so as to best serve existing and new residents, relating well to nearby existing green spaces.

- viii A Transport Assessment is undertaken which assesses the wider/cumulative impacts with other nearby sites, and ensures existing issues are not exacerbated as a result of development taking place and that links to public transport are maintained.
- ix Walking and cycling are encouraged through highway design and signage, linking in with existing and potential cycle and walking routes and to help create part of a safe route to local schools and continue the link from LNP HOU1 Land north of Kenyons Lane.
- x The design, siting and layout of housing relates positively to nearby housing in the area particularly in Lambshear Lane and Liverpool Road;
- xi Where possible existing hedgerows, trees, ponds and other green features are maintained; and enhanced.
- xii Flood Risk - local knowledge of flooding incidents must be incorporated into the site specific flood risk assessment via a consultation exercise; and It meets the requirements of other policies in this Plan and the Local Plan, or its successor plan.
- xiii Lydiate windmill will remain a prominent feature retaining views to and not prejudicing the setting of the windmill.
- xiv Strategic landscaping must incorporate the natural lay of the land including the ridge to soften any impact development may have.

Supporting Text

- 4.31 This policy is included to meet the Neighbourhood Plan Objectives **1 Quality, 2 Facilities, 3 Housing and 4 Environment**. (as set out in page 7).
- 4.32 The Sefton Local Plan policy MN8 identifies Land at Lambshear Lane as one of only 2 areas of safeguarded land in the Borough (see page 8 for a detailed explanation). It states that “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... ..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.”
- 4.33 The National Planning Policy Framework states, with regard to the Green Belt, that Planning Authorities should

“where necessary: identify in their plans areas of ‘safeguarded land’ between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period; make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following a Local Plan review which proposes the development;” This approach has been brought forward into policy LNP HOU2.

- 4.34 While this means that this land is not allocated in the current Sefton Local Plan up to 2030, it is possible for the Local Plan to be reviewed before the end of the current Local Plan period in 2030 in which case this safeguarded land could be allocated earlier. This policy reflects the analysis for the site and the Lydiate Character Assessment.
- 4.35 There is a variety of house types immediately surrounding the site. Houses along the Liverpool Road edge comprise of the occasional 2-storey detached and semi-detached house while on the opposite side of Liverpool Road there is a row of bungalows set back from the road behind generous front gardens and a short row of semi-detached houses towards Kenyons Lane which have their own access road.
- 4.36 Along the Lambshear Lane and Sandy Lane edges, apart from small rows of semi-detached houses near the corner where the roads meet, there are open views into the site.
- 4.37 On the other side of Lambshear Lane there are semis and short terraces of the Council built estate which has since become predominantly privately owned due to Right-to-buy legislation, as well as the Lydiate Village Centre and a small number of houses towards Liverpool Road. On the opposite side of Sandy Lane lies St Gregory's School which is set back from the road within its own playing fields and a row of gable ended detached houses which form part of the adjacent estate
- 4.38 Sefton's policy on housing already has a requirement for affordable housing (Policy HC1 Affordable and Special Needs Housing: which requires that for new developments of “15 dwellings or more (or for residential and other conversions involving 15 or more additional dwellings net) 30% of the total scheme (measured by bedspaces) will be provided as affordable housing”. It requires that “80% of the affordable housing should be provided as social rented/affordable rented and the remaining 20% provided as intermediate housing.” It is intended that this or a successor policy will apply to this site as such the development of this site will provide a significant amount of affordable housing in Lydiate which will meet Objective 3 of the Lydiate Neighbourhood Plan.

4.40 Policy LNP HER Non-Designated Heritage & Cultural Assets.

LNP HER Protecting and Enhancing Non-designated Heritage & Cultural Assets. See Appendix 1 for a location map.	
Development which affects the following non-designated heritage and cultural assets will only be permitted where the aspects of the asset which contribute to its significance are conserved or enhanced.	
1	Pygons Hill House, Pygons Hill
2	Forests Mill, Liverpool Road
3	Lydiate Village Green
4	Lydiate Parish Hall
5	St Gregory's Church
6	Weld Blundell Public House
7	Running Horses Public House
8	Lydiate Village Centre

Supporting Text

4.41 This policy is included to meet objective **5 Heritage** (as set out on page 7)

4.42 Lydiate Heritage & Cultural Assets

Lydiate has a number of listed buildings/scheduled ancient monuments, cultural assets and Conservations Areas which are named and identified in Annex 1, which are protected by national legislation and policies in Sefton's Local Plan. The Lydiate Character Assessment provides more details about these assets.

4.43 It must be noted there are other assets recorded on the Historic Environment Record for the area, available at <https://heritagegateway.org.uk/gateway/>. This website should be consulted if further information is required on historical features in the area.

4.44 Local Plan policy NH15 DEVELOPMENT AFFECTING NON-DESIGNATED HERITAGE ASSETS states that "Development affecting a locally listed asset or its setting, or an undesignated heritage asset or its setting, will be permitted where the aspects of the asset which contribute to its significance are conserved or enhanced.

- 4.45 This Neighbourhood Plan identifies non-designated heritage and cultural assets, also identified in the Character Assessment and requires that proposals must consider their protection and enhancement.
- 4.46 These assets are key landmarks in Lydiate, buildings and iconic locations that are regularly used by and identified by our communities. They form the basis of what is unique about Lydiate's character and need to be protected, conserved and enhanced for the future.
- 4.47 Sefton's Local Plan recognises that Sefton has a variety of non-designated, locally important, heritage assets which include: buildings, structures and monuments, historic gardens, green spaces and parks, historic designed, semi-natural and natural landscapes, historic townscapes, or areas of local distinctiveness where a coherent historic character is discernible across a broad area.

Lydiate Village Green



4.50- Policy LNP PATH – Protecting and Enhancing Footpaths, Cycle Ways, Canal Towpaths and Bridle Paths.

LNP PATH – Protecting and Enhancing Footpaths, Cycle Ways, Canal Towpaths and Bridle Paths.

- i) Proposals which protect and improve existing footpaths, cycle paths, towpaths and bridle paths including signage and provision or upgrading of crossing points will be supported.
- ii) Proposal must create a well-integrated network of pathways across the area.
- iii) New developments must be designed to increase pedestrian footfall and cycle usage

Supporting Text

- 4.51 The policy is included to meet Objectives **1 Quality and 4 Environment** (as set out on page 7).
- 4.52 Foot paths, cycle paths, towpaths and bridleways are part of the character of the natural environment in Lydiate and improving them will help enhance that character as well as helping more people to access the natural environment and appreciate it. Footpaths are an important part of the infrastructure of the Parish and are often the quickest way to get between certain parts of the Parish. Improving the footpath network and cycling provision will help make it easier for people to use alternatives to the car for leisure purposes and to access local shops and facilities thereby helping to better manage traffic.

Walking and Cycling

- 4.53 Consultation has shown that people in Lydiate value the rural character of the Parish and a key part of this, as identified in the Lydiate Character Assessment, is the network of walking, towpaths, cycle paths and landmarks which enable people to enjoy the area. Congestion has also been identified as an issue so promoting alternatives to car usage has led to promotion of walking and cycling as an objective for the Plan.

5.0 DELIVERY

- 5.1 The Parish Council will monitor the Plan to ensure that the Plan is achieving its Objectives.
- 5.2 The Parish Council is notified of all planning applications within the Parish by Sefton Council and asked for their comments. Within this the Parish Council will provide an assessment of developments and proposals against the policies in the Neighbourhood Plan
- 5.3 The Parish propose to use a template to record monitoring processes to map the effectiveness of the Plan in dealing with planning applications. This can be completed for each application which comes forward in the Parish. It will record the details of the application, the Parish's response to the application using the Neighbourhood Plan Policies as prompts but also allowing for Local Plan policies to be referred to, the Parish's overall comments, the council decision and finally a review of the decision and the effectiveness of the Neighbourhood Plan Policies in each case.
- 5.4 On an annual basis a summary table will be put together that will form the basis of a report on the effectiveness of the Plan and can include recommendations for how the Plan can be monitored in the future and for potential future versions of the Neighbourhood Plan. This will be available on our website.
- 5.5 Similarly, a record will be kept of Section 106 funding and Community Infrastructure Levy (CIL) related to development in Lydiate should Sefton apply a CIL. A table will be used to record the amounts due from each proposal and how it is spent while keeping track of the balance.
- 5.6 Projects and infrastructure identified by the Parish Council for investment have been detailed below: -
 - a Improved play equipment, sporting equipment and leisure activities in Sandy Lane, Ridgway and Kenyon's Lane Parks.
 - b Improved pathways across Sandy Lane Park, Ridgway Park, Kenyon's Lane Park and other green space areas owned by the Parish Council.
 - c Benches along the canal towpaths and in appropriate open spaces to increase the use of the area for leisure pursuits.
 - d Towpath improvements along the length of the canal to join up the network of foot and canal paths suitable for walking and cycling.
 - e Investment in the Village Centre to widen the range of community activity and provision to accommodate the increased population.
 - f Improved signage across and within Lydiate.
 - g Improved parking facilities around the shops between Virginia Avenue and Coronation Road.
 - h Enhanced planting of trees across Lydiate to retain and enhance its character.

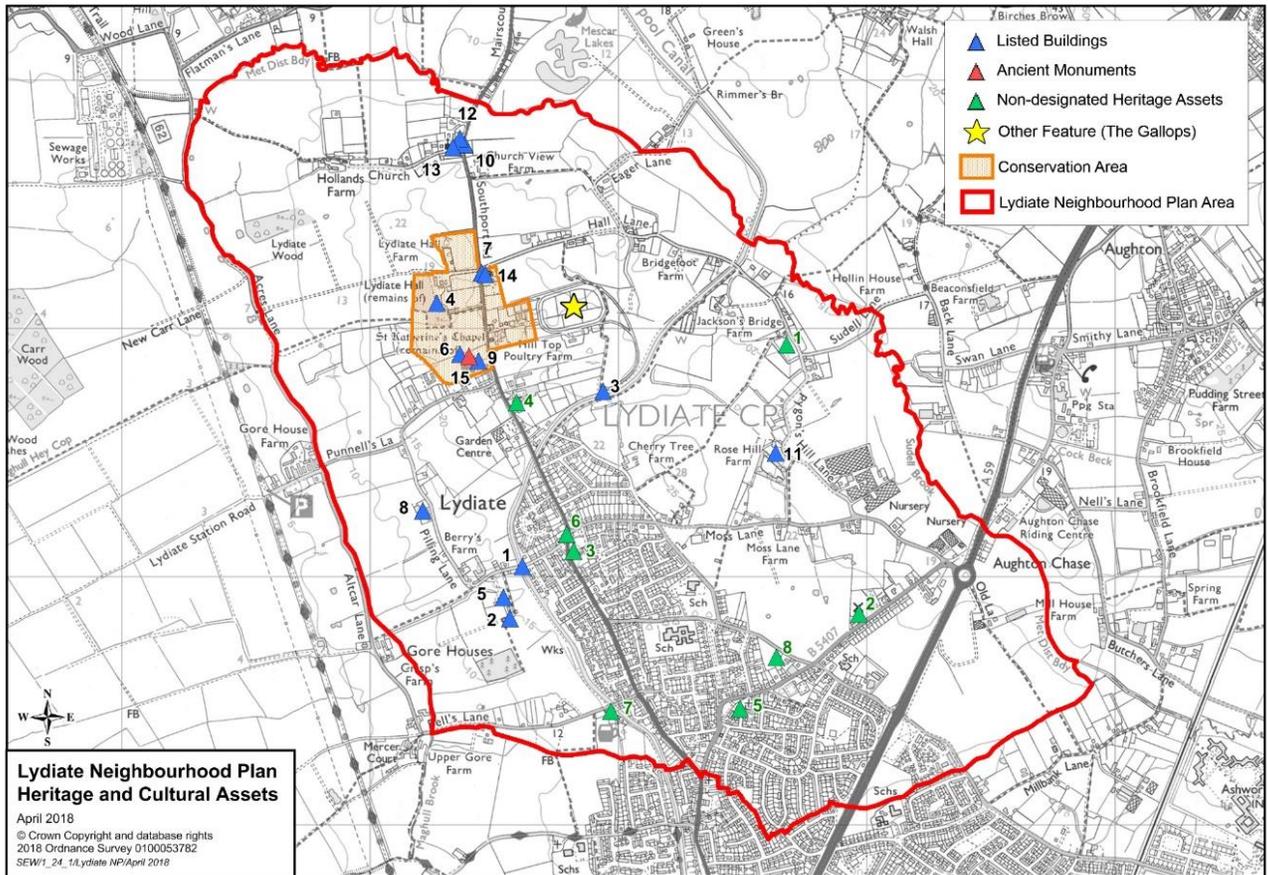
6.0 CONCLUSION

- 6.1 Lydiate Parish Council have undertaken significant consultation to develop this Neighbourhood Development Plan and supporting documents and are confident they represent the views of our communities.
- 6.2 The policies set out in Section 4 of this document together with polices set out in the Sefton Local Plan will ensure Lydiate retains its unique character, promoting a sustainable future for Lydiate whilst maintaining a good quality of life with a high-quality environment with suitable facilitates to meet the needs of our communities.
- 6.3 The Parish Council will monitor this plan on a regular basis to ensure it meets the continued needs of the Parish and update it as necessary.

Weld Blundell Pub



Appendix 1 Lydiate Heritage and Cultural Assets



LISTED BUILDINGS					
Location Number on Map as a BLUE triangle	Name	List Entry Number	Heritage Category	Grade	Locations
1	LYDIATE BRIDGE	1199419	Listing	II	Lydiate Bridge Pilling Lane, Lydiate, Sefton
2	BARN TO LYDIATE HOUSE	1075835	Listing	II	Barn to Lydiate House Pilling Lane, Lydiate, Sefton
3	LYDIATE HILL BRIDGE	1075839	Listing	II	Lydiate, Sefton
4	REMAINS OF LYDIATE HALL	1075840	Listing	II	REMAINS OF LYDIATE HALL, SOUTHPORT ROAD, Lydiate, Sefton
5	CARRIAGE HOUSE AT LYDIATE HOUSE	1075877	Listing	II	CARRIAGE HOUSE AT LYDIATE HOUSE, PILLING LANE, Lydiate, Sefton

6	ST KATHERINES CHAPEL (LYDIATE ABBEY)	1199469	Listing	II*	ST KATHERINES CHAPEL (LYDIATE ABBEY), SOUTHPORT ROAD, Lydiate, Sefton
7	CROSS APPROXIMATELY 10 METRES NORTH OF CHURCH OF OUR LADY	1075838	Listing	II	CROSS APPROXIMATELY 10 METRES NORTH OF CHURCH OF OUR LADY, SOUTHPORT ROAD, Lydiate, Sefton
8	MEADOW VIEW FARMHOUSE	1075836	Listing	II	MEADOW VIEW FARMHOUSE, 145 AND 147, PILLING LANE, Lydiate, Sefton
9	THE SCOTCH PIPER PUBLIC HOUSE	1343315	Listing	II*	THE SCOTCH PIPER PUBLIC HOUSE, SOUTHPORT ROAD, Lydiate, Sefton
10	CHURCH VIEW COTTAGE	1075837	Listing	II	CHURCH VIEW COTTAGE, SOUTHPORT ROAD, Lydiate, Sefton
11	ROSE HILL	1343312	Listing	II	ROSE HILL, PYGON'S HILL LANE, Lydiate, Sefton
12	CHURCH HOUSE	1343314	Listing	II	CHURCH HOUSE, SOUTHPORT ROAD, Lydiate, Sefton
13	CHURCH OF ST THOMAS	1343291	Listing	II	CHURCH OF ST THOMAS, CHURCH LANE, Lydiate, Sefton
14	CHURCH OF OUR LADY	1343313	Listing	II	CHURCH OF OUR LADY, SOUTHPORT ROAD, Lydiate, Sefton
ANCIENT MONUMENTS		List Entry Number	Heritage Category	Grade	Locations
15 Location Number on Map RED triangle	DOMESTIC CHAPEL OF ST KATHERINE OF ALEXANDRIA AND BURIAL GROUND	1017499	Scheduling	N/A	Lydiate, Sefton
CONSERVATION AREA		LYDIATE HALL AND CHAPEL CONSERVATION AREA			
NON-DESIGNATED HERITAGE & CULTURAL ASSETS					
Location on map as a GREEN Triangle	Name	Location			
1	Pygons Hill House	Pygons Hill, Lydiate, Sefton			
2	Forest Mill - Windmill	Liverpool Road, Lydiate, Sefton			
3	Lydiate Village Green	Southport Road, Lydiate, Sefton			
4	Lydiate Parish Hall	288 Southport Road, Lydiate, Sefton			

5	St Gregory's Church	94 Liverpool Road, Lydiate, Sefton
6	Weld Blundell Public House	Southport Road, Lydiate, Sefton
7	Running Horses Public house	25 Bells Lane, Lydiate, Sefton
8	Lydiate Village Centre	Lambshear lane, Lydiate Sefton

APPENDIX 2 GLOSSARY OF TERMS

Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Amenity: A positive element or elements that contribute to the overall character or enjoyment of an area. For example, open land, trees, historic buildings and the inter-relationship between them, or less tangible factors such as tranquility.

Assets of Community Value: As defined in the Assets of Community Value (England) Regulations 2012.

Development Plan: This includes adopted Local Plans and Neighbourhood Plans and is defined in Section 38 of the Planning and Compulsory Purchase Act 2004.

Green Belt: A planning policy whose fundamental aim is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Landmark: Buildings and iconic locations that are regularly used by and identified by our communities.

Listed Building: A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and includes any buildings or permanent structures within its curtilage which have formed part of the land since before 1 July 1948. Historic England is responsible for designating buildings for listing in England.

Local Plan: The plan for the future development of Sefton, drawn up by Sefton Council in consultation with the community. In law this is described as the Development Plan. Documents adopted under the Planning and Compulsory Purchase Act 2004, current core strategies or other planning policies, which under the regulations would be considered to be Development Plan Documents, form part of the Local Plan. The Local Plan covers the development period 2017 to 2030.

Local Planning Authority (LPA): The Local Authority or Council that is empowered by law to exercise planning functions. In the case of this Neighbourhood Plan the LPA is Sefton Council.

Neighbourhood Plan: The Lydiate Parish Neighbourhood Plan.

NPPF: The National Planning Policy Framework

NPPG: The National Planning Practice Guidance

Open Countryside: All space of public value, including public landscaped areas, playing fields, parks and play areas, and areas of water such as rivers, canals, lakes and reservoirs, which may offer opportunities for sport and recreation or act as a visual amenity and a haven for wildlife.

Parish Council: Lydiate Parish Council.

Pre-Submission: The Pre-Submission version of the Lydiate Parish Neighbourhood Plan (the Plan).

Regulation 14: of The Neighbourhood Planning (General) Regulations 2012, directs that the Pre-Submission of the Neighbourhood Plan is used to publicise and consult with people who live, work or carry on business in the Neighbourhood Area.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

APPENDIX 3 SCHEDULE OF EVIDENCE

Sefton Council's Local Plan:

<https://www.sefton.gov.uk/localplan>

Sefton Council's Housing evidence for Local Plan: [https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan-and-neighbourhood-planning/evidence-and-studies/housing-\(local-plan\).aspx](https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan-and-neighbourhood-planning/evidence-and-studies/housing-(local-plan).aspx)

Sefton Council's Neighbourhood Planning Page:

<https://www.sefton.gov.uk/peighbourhoodplanning>

Sefton Council's Community Infrastructure Levy:

<https://www.sefton.gov.uk/planning-building-control/planning-policy-including-local-plan-and-neighbourhood-planning/community-infrastructure-levy.aspx>

Lydiate Parish Council History of Lydiate:

<http://lydiateparishcouncil.gov.uk/history-of-lydiate/>

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Historic England website: <https://historicengland.org.uk/>

Application for 39 dwellings with new access and landscaping at Land North of Turnbridge Road (Site MN2.27):<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OMLTQWNWGMR00>

Lydiate Character Assessment

<http://lydiateparishcouncil.gov.uk/neighbourhood-plan/>

Lydiate Basic Condition Statement

<http://lydiateparishcouncil.gov.uk/neighbourhood-plan/>

Lydiate Consultation Statement

<http://lydiateparishcouncil.gov.uk/neighbourhood-plan/>