

WORD VERSION FOR AMENDS>

Response ID ANON-XXXP-WAFK-1

Submitted to Central Lancashire Local Plan Regulation 19 Representation Period
Submitted on 2025-04-13 11:59:04

Part A: Personal Details

1 What is your title?

Mrs

2 What is your first name?

First Name:

Glenys

3 What is your last name?

Last name:

Southworth

4 What is your job title? (if relevant to the representation)

Job title:

Clerk to Bretherton Parish Council

5 What is your organisation? (if relevant to the representation)

Organisation:

BREThERTON PARISH COUNCIL

6 What Authority do live/work in?

Chorley

7 What is your address?

Address line 1:

████████████████████

████████████████████

████████████████████

██████████

██████████

8 What is your email address?

Email:

brethertonpc@yahoo.co.uk

Part B: Representation

9 Which part of the Central Lancashire Local Plan would you like to make a representation about?

Chapter 4: Balanced Housing Market (HS1-HS13)

47 Which policy would you like to make a representation for?

HS1 (Strategic Policy): Scale of Housing Growth and Distribution of Housing Requirements

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48 Do you consider the Central Lancashire Local Plan is:

Spatial Vision: Soundness/legal/DtC - Legally Compliant:

Yes

Spatial Vision: Soundness/legal/DtC - Sound (If you check 'No', please also confirm below which of the 'tests' it fails to meet):

No

Spatial Vision: Soundness/legal/DtC - a) Positively prepared:

Yes

Spatial Vision: Soundness/legal/DtC - b) Justified:

No

Spatial Vision: Soundness/legal/DtC - c) Effective:

Yes

Spatial Vision: Soundness/legal/DtC - d) Consistent with national policy:

Yes

Spatial Vision: Soundness/legal/DtC - Complies with the Duty to Cooperate:

Yes

49 Please give details of why you consider the Central Lancashire Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible (i.e., if objecting on legal grounds then please quote the specific law that the Central Lancashire Local Plan does not conform with). If you wish to support the legal compliance or soundness of the Central Lancashire Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Policy HS1: Legal Compliance:

The response below is from Bretherton Parish Council and relates to the area covered by Bretherton Parish Council and refers particularly to Site 7.

Bretherton village has an emerging Neighbourhood Plan, the area of which is coterminous with the Parish Boundary and was designated by Chorley Borough Council in April 2021. Since then a steering group has progressed the plan and has consulted extensively with residents, businesses and community groups. This plan has not yet been 'made' but is approaching submission to the LPA. The Steering group has been able to access grant funding and technical packages to provide a robust evidence base for the Plan policies and their application. These include. Housing Needs Assessment and a Design Code because it was evident from consultations that the local distinctive character of the Parish was highly valued by residents who expressed a clear desire that it should be preserved and enhanced.

In consideration of the advanced stage of development of the Neighbourhood Plan, the Parish Council comments as follows:

Any proposed housing development should follow the principles in the Design Code and the Housing Needs Assessment (which were prepared as part of the emerging Bretherton Neighbourhood Plan process which is currently at its second consultation phase) The Design Code and Housing Needs Assessment set out to preserve and enhance the character, heritage and sustainability of the village, surrounding landscapes, wildlife and biodiversity.

The proposal for 26 properties, represented at site 7 does not comply with 'small scale', being an increase of over 10% in the number of properties in the village, and massed in one location where generally properties are spread out; this would not be in keeping with the character of the village. 71% of residents who responded to the 2022 Neighbourhood Plan questionnaire felt that any development should be in groups of 5 or fewer and only 4% of respondents supported development of more than 20 properties. It also emerged that our residents felt that any houses should be in groups of 1-5 or 6-10 the preference being for sympathetically converted existing buildings or small groups of new buildings on undeveloped sites near the edge of the village. There was a definite need identified for affordable homes, bungalows and smaller retirement properties for the village and off road parking facilities.

Site 7 is known locally as a 'wet' area and is a natural flood plain with much of the area underwater for large periods of the year. It is shown on Environment Agency maps as having a high chance of experiencing annual surface water flooding. Any building or new hard standings in this area, even of small scale would require significant new drainage infrastructure.

The new road infrastructure required to accommodate traffic flows for 26 properties at the site 7 location in the heart of the village would not be in keeping with the village character or surrounding landscapes. The density of the number of properties proposed for the area of site means that there is likely to be insufficient parking provision on the site for visitors, with the result that cars will be parked along South Road, where there are already existing parking issues, especially at school drop off and pick up times, thus increasing the risk of accidents.

In a recent village consultation on the neighbourhood plan, concerns were also raised regarding protection of the ecology and wildlife at this site. Snipe (an Amber List species) and lapwing (a Red List species) feed on the flooded areas in winter and brown hare (a Biodiversity Action Plan key species) graze in the summer. The field also provides connectivity as a green corridor between the river and the land to the north of South Road and is part of Chorley Council's grassland ecological network.

There are currently 24 new build properties being completed in Bretherton at the Bank Hall site, as such this satisfies a Tier 5 settlement development quotient.

50 Please set out the modification(s) you consider necessary to make the Central Lancashire Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified in the question above. (Please note that non-compliance with the duty to co-operate is incapable of modification at Examination). You will need to say why each modification will make the Central Lancashire Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

HS1: Modifications:

See above comments

Please refer to the emerging Bretherton Neighbourhood Plan.

51 Do you wish to make a representations about a different section of the Plan?

No

Declaration

300 This is the final page of the Regulation 19 Consultation survey.

After completing this page, your response will be submitted. If you wish to go back and make a representation on another part of the survey, please click 'go back' below.

301 If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes

302 If you have answered 'yes' to the question above, wishing to participate in the hearing session(s), please outline why you consider this to be necessary:

why participation is necessary: **we feel that we would like to listen to the arguments put forward by the panel.**

303 By completing and submitting this representation, I agree to my name (and other relevant details necessary) and representation(s) being shared and made available for public viewing.

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304 If you wish to be contacted further at future stages of the Local Plan process and to be added to the Central Lancashire and/or district individual consultation databases, please select the relevant option below

Future stages on the Local Plan - I wish to be contacted at future stages of the Local Plan process and added to the Local Plan Consultation database for Central Lancashire:

Yes

Future stages on the Local Plan – I wish to be contacted about Planning Policy matters and added to the Chorley Consultation database.:

Yes

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the South Ribble Consultation database.:

Yes

Future stages on the Local Plan - I wish to be contacted about Planning Policy matters and added to the Preston Consultation database.

Yes