

Central Lancashire Local Plan 2023-2041

THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012



Regulation 19 Pre-Submission Plan

REPRESENTATION FORM

The easiest way to submit your comments is online at <https://centrallocalplan.citizenspace.com/planning/cllp-regulation-19-representation-period/>. Alternatively, you can scan the QR code on the right, using a smartphone, to be taken to the webpage. **We would encourage you to use the online form wherever possible.** Where online is not possible, you can complete this form and return it to us using the postal address on the final page.



Submission form

This form has two parts-

Part A – Personal Details: need only to be completed once. **We will not be able to accept responses where personal details are not provided.**

Part B – Your representation(s): Please fill in a separate sheet for each representation you wish to make relating to each individual policy.

You will be asked to give details of why you consider the policies of the Local Plan to be sound or unsound, please be as precise as possible. You will also be asked to set out the modification(s) you consider necessary to make the Local Plan policies sound in respect of any soundness matters you have identified. You will need to say why each modification will make the policy 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.

Privacy Notice

If you have any questions about how the Central Lancashire Authorities will handle your personal data, please see our Data Protection Policy Statement or contact us via email at centrallancashireplan@chorley.gov.uk

- Chorley Privacy Statement: <https://chorley.gov.uk/privacy>
- Preston Privacy Statement: <https://www.preston.gov.uk/article/1231/Data-protection-policy-statement>
- South Ribble Privacy Statement: <https://southribble.gov.uk/privacypolicy>

Part A: Personal Details*

We will not be able to accept responses where personal details are not provided.

1. Please provide your contact details.

**If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) in the Person Details boxes below but complete the full contact details of the agent in Agent Details.*

	Representor Personal Details	Agents Details (if applicable)
Title	Miss	
First Name	Amanda	
Last Name	Nicholson	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	██████████	
Address Line 2	██████████	
Town	██████████	
Postcode	██████████	
Telephone number	██████████	
Email address	██████████	
What authority do you live / work in? (Chorley, Preston, or South Ribble)	██████████	

Part B: Please use a separate sheet for each representation you wish to make

Name or Organisation:

Miss Amanda Nicholson

3. To which part of the Local Plan does this representation relate?

Please provide the reference of the policy, paragraph, policies map, evidence etc that your comment relates to. Please use a separate Part B form for each element of the plan (i.e. policy, paragraph, site, document) that you wish to comment on.

If comments do not provide a reference, or are submitted on a single form and relate to multiple elements of the Plan, then the Council will assign and/or separate these points out as it considers most appropriate for submission to the Planning Inspectorate.

Comment being made against:	Reference (please provide)
Policy:	HO15 – HS2.6
Paragraph:	Ref: 19C233x
Development Site:	Site 7
Policies Map:	Bretherton Core Document CD2
Evidence:	See annexed documents
Other (Please state):	See annexed documents

4. Do you consider the Local Plan is:

	Please check the relevant box	
	Yes	No
1) Legally compliant	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Sound	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(If you check 'No', please also confirm below which of the 'tests' it fails to meet)		
a) Positively prepared	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Justified	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Effective	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Consistent with national policy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Complies with the duty to co-operate	<input type="checkbox"/>	<input checked="" type="checkbox"/>

5. Please give details of why you consider the 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 (e.g., if objecting on the basis of legal compliance, please quote the specific law that the Central Lancashire Local Plan does not comply with).

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Assessment of Stage 1(b) SHELAA Assessment incorrectly applied as the site is at high risk of surface water flooding. Site does not therefore satisfy legal requirements, as set out, to proceed to Stage 2 SHELAA Assessment.

Evidence establishing this is in annexed documents AN1 and AN2 and photographic evidence sheets AN3 and AN4 all annexed hereto.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 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 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.

Site 7 should be entirely discounted from the Plan – an incorrectly applied Stage 1(b) SHELAA Assessment has been made. Site 7 does NOT legally pass this assessment.

(Continue on a separate sheet /expand box if necessary)

Please note: In your representation, you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues identified during the examination.

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

	Please check the relevant box
No, I do not wish to participate in hearing sessions	<input type="checkbox"/>
Yes, I wish to participate in hearing sessions	<input checked="" type="checkbox"/>

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have 28 years direct knowledge of Site 7 and the increasing surface water flooding and the loss of habitat and the loss of red listed species. Am the only individual with such regular / direct and ongoing knowledge.

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

Please return your completed representation form(s) by post to: Planning Policy Team, Third Floor, Town Hall, Lancaster Road, Preston, PR1 2RL by filling in this representation form.

Forms must be received by midnight on Monday 14 April 2025.

"AN1"
RESPONSE TO DRAFT LANCASHIRE PLAN
Submitted 10th April 2025

SUBMITTED BY – AMANDA NICHOLSON

e-mail –

Response to Site Profile 7 – SHELAA REFERENCE 19C233x, 19C072

I appreciate the incredible work that has gone into the draft plan and would advise this response is in respect of one specific draft site allocation (hereinafter referred to as the "DSA") listed under the above reference number in Bretherton which, with respect, is fatally flawed as an appropriate site for allocation due to surface water flooding, and associated flood risks, as defined by NaFRA2.

As the village solicitor in Croston for nearly three decades my office in the centre of Croston has sadly been affected by flooding on four occasions since 2012 – on two of these occasions my office was flooded by more than three feet of water

Whilst the centre of Bretherton is fortunate to not be at risk of river/coastal flooding the risk of surface water flooding is becoming more of an issue in the centre of the village. The above DSA is in the centre of the village and this land has developed into a Surface Water Flood Plain (SWFP) / reservoir protecting surrounding properties and South Road.

My home is affected by ongoing and increasing surface water flooding from this field albeit from the portion of the field to the south of the DSA. The topography of this portion of the land is flat. Over the last seven years or so my garden has started to flood. This is becoming more regular and to a greater depth due to surface water run-off from this land. It started mildly and only after several days continuous heavy rain. Now, due to climate change the frequency and intensity of pluvial downfall is increasing and my land now floods after only a matter of hours rainfall. I have had to instal an electric below ground pumping chamber to try and ease the situation and pump water draining from this land onto my property along a pipe into the ditch which continues along southern rear boundary of all the properties on South View. Sadly, even this has not solved the issue and the areas of flooding in my garden are becoming more extensive and deeper and for longer periods as a result of climate change. The land is owned by a Jersey registered limited company. Attempts to resolve issue via their agents have not been successful.

The northern part of field adjoining South Road, which is the DSA, has a completely different topography. It has pronounced ridge and furrow structures, the ridges of which are several feet high. These are many decades old and could be up to centuries old as parts of the adjoining listed Iron Barn Farm date from the 16th century. There are also three well

established ponds, the largest being in the centre of the DSA (Pond 1) connected by a channel to another pond (Pond 2) which is partly in the DSA and continues under the boundary hedge into the Recreation Ground and the final pond on the DSA (Pond 3) is to the rear of the bungalows on The Apiary. These ponds are at least 150 years old based upon local plans viewed to date. The combined effect of these structures and the remaining permeable area of the land has created a SWFP/reservoir holding and containing considerable volumes of water until it can drain away naturally.

Any development on the DSA will by definition require the removal of the ridge and furrow structures and interference with the three ponds thus altering the current surface levels of the DSA. The area of impermeable surfaces on the DSA will be significantly increased by the house footprints, drives etc and the speed of water egress from these structures will increase at the same time as the soak away permeable surface area will decrease. These combined effects cannot be ameliorated by the construction of SuDS's on the DSA as there is insufficient space to build them nor sufficient drain capacity to cope with these higher and faster rates of water flow onto a significantly smaller surface area.

The most recent high rainfall event was on New Year's Day 2025 and photographic evidence was obtained and will be provided on request. These show the surface water extended to the rear boundary hedge of The Apiary bungalows and the gate onto South Road for the first time. The remaining area of the DSA was extensively under surface water to some 40-50%. This situation is not only ongoing but increasing due to climate change. Any development will have a catastrophic effect on the surface water flood risk in the centre of Bretherton. Such effect cannot be mitigated.

Referring to the section of the draft Lancashire Plan dealing with this DSA, the following points are raised in direct response to the various sections as identified in bold type.

Preliminary points:

Central Lancashire Local Plan (2023-2041) Policies Map Publication Version February 2025 (Bretherton) – "Settlement Boundary" inaccurate –

- a. excludes original settlement properties in Bretherton to the south of South Road which were the start of the village.
- b. HS2 is not within the "Settlement Boundary". The land is in the Green Belt. Settlement boundaries cease to east and west of land.
- c. Does not show existing blue infrastructures on the land.

"JUSTIFICATION" – Tier 5 – "some development is required in Tier 5 to meet the housing requirement". No mention appears in the draft plan re the 24 new properties currently under construction in Bretherton.

"OVERVIEW" – no info re "design work and feasibility assessment undertaken" has been provided to the Parish Council / Steering Committee for consideration re preparation of the draft Bretherton Neighbourhood Plan currently being finalised to submit for inspection.

“SUMMARY OF CONSTRAINTS”

HIGHWAYS/TRANSPORT – poor public transport not sole issue. South Road currently grid locked at school drop-off and collection times. Draft proposal for 26 houses will generate (on current average figures) a minimum of an additional 60 plus vehicles egressing the site potentially at these times thus further blocking South Road, South View, Bamford’s Fold, Weavers Fold preventing residents’ reasonable use of their homes. This will create an increased risk of accidents involving young children/parents accessing and leaving Bretherton Endowed Primary School.

UTILITIES – Sewage discharges and regularly blocked surface water drains in areas adjoining the land require regular manual tanker pump outs. Environmental Information Regulation request has been obtained from United Utilities confirming the system is “hydrostatically inadequate” and could not be connected into.

FLOOD RISK – site is a SWFP / reservoir and to allow development will create surface water flooding as detailed supra.

“HERITAGE/ARCHAEOLOGY” – the ridge and furrow structures have existed and served to prevent surface water flooding for many decades / centuries. The land abuts the Conservation Area and development would detrimentally affect its status. Village dark skies will be affected and important views will be blocked. The last open green space in the centre of the village will be lost which provides a degree of tranquillity and prevents the village from becoming a “road with houses”.

“SUSTAINABILITY” – Bretherton is a Tier 5 settlement. There are currently 24 properties under construction in the village which have been omitted from the plan. A breach of duty to correlate full and accurate information. Plan refers to 26 houses as “small scale”. The Housing Needs Assessment and Design Code and Bretherton Neighbourhood Plan refer to “small scale” as 10 or less house. The draft allocation is a major development in a Tier 5 settlement.

“HIGHWAYS/TRANSPORT” – see info above re grid locking on South Road and increased risk road traffic accidents. Any further vehicles entering / leaving South Road in the centre of the village would have significant issues damaging the village environment and this is an issue that cannot be mitigated.

“UTILITIES” – see info supra.

“FLOOD RISK” - draft plan refers to 2.69% land of surface water flooding. No evidence cited to support this statistic. Please see supra where confirmed there is photographic, dated evidence supporting the latest flood event which actually covered some 40-50% of the DSA.

SUMMARY TO THIS RESPONSE

A development of 26 houses in Bretherton is a large-scale development in Tier 5 and:

1. Would be on Green Belt land
2. Would be adjoining a Conservation Area and Grade II asset significantly affecting their status
3. Would be built on a Surface Water Flood Plain / reservoir. There would be insufficient space to "build in" sufficient SuDS's to take the more intense run off from a reduced surface area and therefore this issue cannot be mitigated.
4. Would significantly increase the grid lock on South Road preventing many residents in the village leaving their own homes when they wish and therefore this issue cannot be mitigated.
5. Some sewage pipes are old and include a broken one. The surface water system is hydrostatically inadequate and cannot be connected into. Unless the drainage system in the village to the west of the land is replaced / upgraded the affected properties will experience worse drainage issues than currently experienced.
6. The plan shows the blue infrastructure on the land would have to be removed – creating a "BNG "reduction, red listed species habitat destroyed, flood plain for surface water lost thereby flooding properties and main road in village.
7. The land supports red critically endangered animals. Any development would damage habitat which could not be mitigated.

In conclusion to allow this land to remain a DSA would have catastrophic surface water flooding consequences for the centre of Bretherton. This cannot be mitigated and would amount to a breach of duty of care for those organisations designating same after being made aware of the flooding issues.

"AN2"

TO BRETHERTON PARISH COUNCIL

For attention at the Parish Council meeting Monday 3rd March 2025

FLOODING ISSUES "THE FIELD" BETWEEN BAMFORD'S FOLD & THE APIARY

Sincere apologies to all members of the Parish Council for the format and short notice of this request for your consideration and action. However, the draft Lancashire Plan has only just been put out for consultation, incorporating a proposed allocation of land for housing on The Field. The short consultation period for this Plan compounded by the timing of Parish Council meetings has made it imperative this information is before the Parish Council at the earliest opportunity.

To quote WWT:

"We humans can fight water for as long and as hard as we like, but the water will have its own way in the end."

It may sound bonkers to start with information re Croston but having office premises in the centre of Croston I am all too aware of the heartache and cost flooding can inflict. Croston has flooded June 2012, September 2012, Boxing Day 2015 and now again on New Year's Day 2025. We were told June 2012 was a once in a lifetime event – sadly not.

We were told the flood defences (although brilliantly saving several floodings) would prevent ALL further flood events – sadly not.

Once the initial trauma, cleaning etc of a flood is over, ongoing consequences can also be devastating – for example, inability to obtain future flood insurance cover.

In Bretherton we are fortunate to not have the same tidal / river flood risks in the centre of the village. However pluvial flooding (rainwater) is increasing in severity and frequency.

In the centre of Bretherton, The Field has, and has had for well over 150 years (and possibly centuries, as Iron Barn Farm dates from the 1600's) 3 sizeable ponds – two of which being connected by a channel (being the central pond and the pond between The Field and the Recreation Ground), the third pond being to the boundary of The Apiary. These ponds act in effect as a SuDS allowing excess water to be retained on the land until it can drain naturally away.

In addition to the ponds, the topography of The Field has ridge and furrow structures, being most pronounced in the area adjoining South Road. These peaks of several feet help the troughs retain considerable volumes of water acting in effect as a further SuDS allowing excess water to be retained on the land until it can drain naturally away.

Viewed from South Road The Field wrongly gives the appearance of being flat and featureless. The Councillors are invited to view the topography from the PRoW. Even after several dry days the volume of water can still show the land functions as a surface water reservoir / flood plain.

Any housing development on The Field would require, by definition, the removal of the ridges (contrary to Policy 17 Design Code for new buildings) as well as lowering and levelling the ground. In addition, the impermeable bases of the houses, drives etc would reduce the area for natural surface water soak away even further thus dramatically increasing the volume of surface water that would have to disperse to adjoining properties: Iron Barn Farm, Iron Barn, The Apiary, 15-19 Bamford's Fold as well as the Recreation Ground – preventing the use of the sports pitches – and onto South Road, all contrary to HNA being detrimental effect to adjoining properties.

This is not supposition – after New Year's Day 2025 the surface water reservoir on The Field, for the first time, reached the gate onto South Road as well as the boundary hedge of The Apiary.

In connection with other drainage issues around the land I have made a Freedom of Information (FOI) request to United Utilities re:

1. Regular blockages of sewage pipes from Bamford's Fold to South View which require mechanical clearing;
2. Regular flooding of South View with surface water coming out of man hole covers on in heavy rain;
3. Flooding in 2 supra now extending into the front gardens of numbers 5 and 6 South View;
4. Sewage leakages on Sarah Lane.

My request has been acknowledged and I will provide copies of the responses on request. Any new drains built would be between these and pumping stations and cause additional overloads to already failing pipework.

My experience on South View over more than 25 years proves the exponential rainfall increase:

Initially – the garden only went under water to approximately 1-2 inches after several consecutive days unusually heavy rainfall.

Now – after a mere 3-4 hours rain the garden starts to flood. I have installed a below ground electric pumping chamber trying, unsuccessfully, to take all the water via a pipe to the ditch. The water can, in spite of the pump, now exceed 4 inches in depth, killing numerous trees and bushes. The areas of flooding are also increasing.

Bretherton has a once only chance to ameliorate the current flooding issues on The Field and avoid a course of action that will undoubtedly devastate properties in the centre of the village with flooding. The Parish Council is now aware of these issues. Lancashire and Chorley Authorities do not have the same local knowledge and, hopefully, once appraised by the Parish Council, will act accordingly. I have full photographic evidence to support the above information if required.

Thank you so much for your attention to this matter in what I appreciate will be a busy agenda.
Kind regards,
AMANDA NICHOLSON

Saved Photo - "AN3"



Saved Photo - "AN4"

