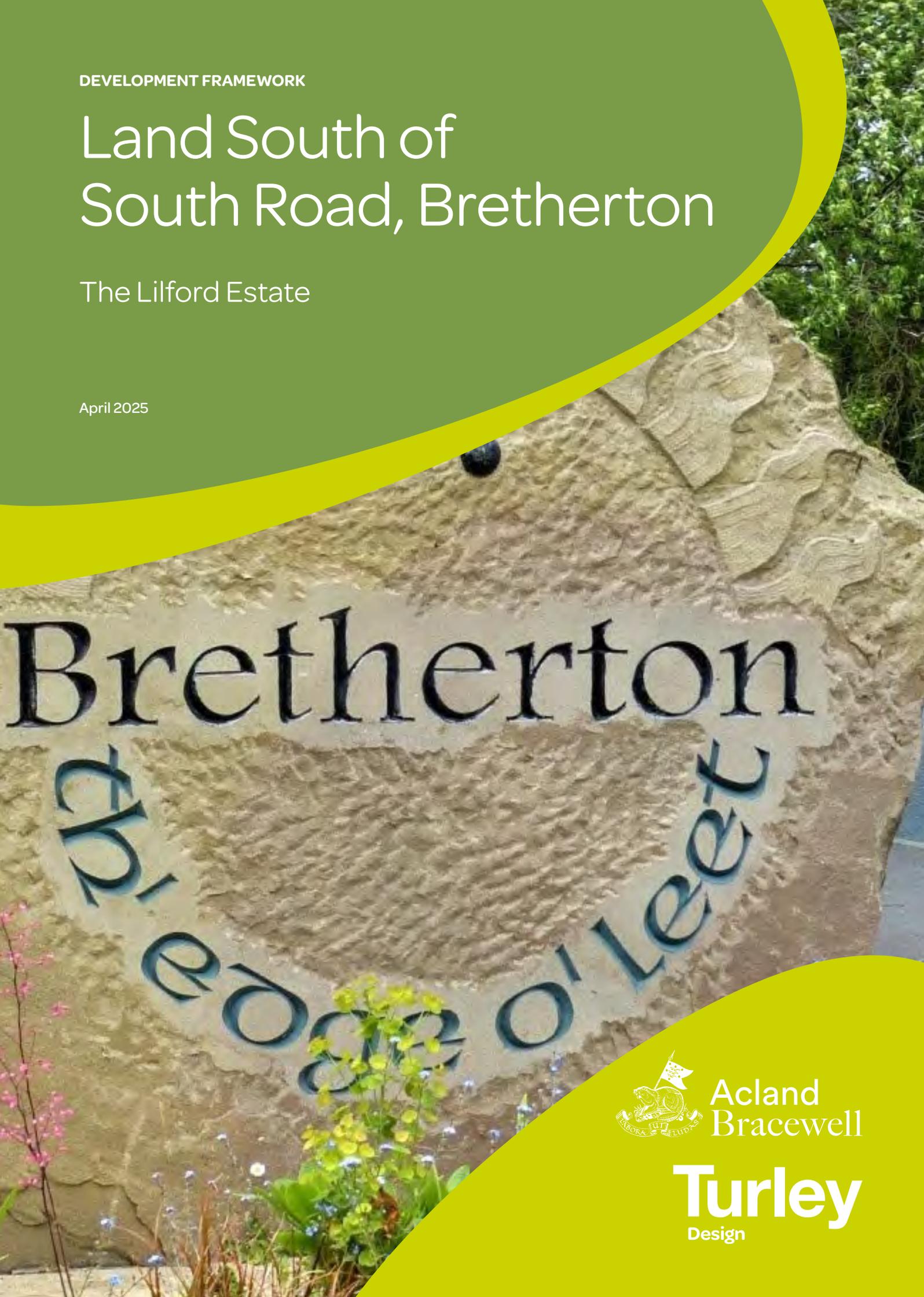


DEVELOPMENT FRAMEWORK

Land South of South Road, Bretherton

The Lilford Estate

April 2025



Bretherton
The Lilford Estate



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01 Introduction

This Development Framework has been prepared by Turley Design on behalf of the Lilford Estate, to establish key considerations and development principles that will help guide the delivery of new homes at Land South of South Road.

1.1 This supports representations to the Central Lancashire Local Plan (Regulation 19 consultation), made on behalf of the Lilford Estate in respect of Land South of South Road, Bretherton, for which the Lilford Estate is landowner.

1.2 Land at South Road is proposed for allocation for residential development in the Regulation 19 Local Plan (Allocation ref HS2.6). The Estate fully supports this proposed allocation which is broadly reflective of its ambition for the Site.

1.3 This Development Framework presents an overarching masterplan for the delivery of this Site, demonstrating how it can come forward in a manner which is considerate to its landscape and heritage setting, integrates effectively with the wider village, responds to on-site and localised environmental constraints and sensitivities and delivers a high quality and attractive housing environment. Any future planning application for the Site would need to be considered in the context of all adopted Development Plan policies and further technical assessment work.

1.4 This document should be read in conjunction with the accompanying written representation, which has been submitted in response to the Central Lancashire Local Plan Regulation 19 Consultation.

The Lilford Estate

1.5 The Lilford Estate is a significant landowner in Bretherton and the surrounding locality, the Estate's landholding extends to circa 1,500 acres across Bretherton, equating to circa 65% of the Bretherton Neighbourhood Plan area. The Lilford Estate has owned and let agricultural land and property in Bretherton for over 150 years, as such the Estate is a significant contributor of local Full Time Equivalent (FTE) jobs, both directly and indirectly. Historically, many of the residential properties located on North Road, South Road and the interconnecting roads would have formed part of Lilford Estate.

1.6 The Lilford Estate has a long legacy within Bretherton and has worked with local stakeholders including Bretherton Parish Council and has previously made land within their ownership available for community facilities such as Bretherton Cricket Club and more recently land for the War Memorial located off South Road, Bretherton.

1.7 The Lilford Estate has long recognised that the Site is available for development, located within the settlement boundary and exempt of any impediment, the Site can therefore be utilised for residential purposes. On this basis, the Lilford Estate has engaged with the previous iteration of the Central Lancashire Local Plan, seeking to promote their Site as an allocated residential site within the Plan.

Site Summary

1.8 The greenfield Site extends to circa 1.13 hectares in area and is located on the eastern edge of Bretherton, along South Road, within the existing settlement boundary. It is currently used as agricultural land with trees and hedgerows outlining the majority of its boundaries.

1.9 The Site is bound to the north by South Road (B5247); to the east by residential properties on The Apiary and Bretherton Parish Institute Recreational Ground, Bowling Green and Tennis Court; to the south by open field; and to the west by residential properties on Bamfords Fold.

1.10 At the north of the Site is a Public Right of Way which extends diagonally across the western boundary of the Site, connecting South Road to Sarah Lane to the south.

1.11 The Site represents an exceptional opportunity high quality residential development in a sustainable location on the eastern edge of Bretherton. It is well served by public transport and highway links and is situated in close proximity to a number of amenities, services and the local centres of Croston and Tarleton.



Fig. 1: Proposed Allocation Plan



02 Context Appraisal

Strategic Context

2.1 The Site is well located within Bretherton - a small rural settlement in Chorley, West Lancashire, within commuting distance of nearby towns.

2.2 Bretherton is located approximately 11km south west of Preston; 19km north west of Wigan; and 11km east of Southport. It is served by the A59 which connects to Ormskirk, Liverpool and the motorway network to the south; Preston and the motorway network to the north east; and Southport to the west.

2.3 The nearest railway station is at Croston, c.1.3km south east of Bretherton, which provides regular services to Preston, Ormskirk, Liverpool and other destinations.

2.4 Situated in the Lancashire mosslands, the village is of linear form and surrounded by arable fields. The village and wider surroundings is generally flat and low lying.

2.5 The River Douglas runs to the west of the village, forming a shallow river valley. The Leeds and Liverpool Canal follows the line of the original river course and connects to the river at Tarleton Lock.

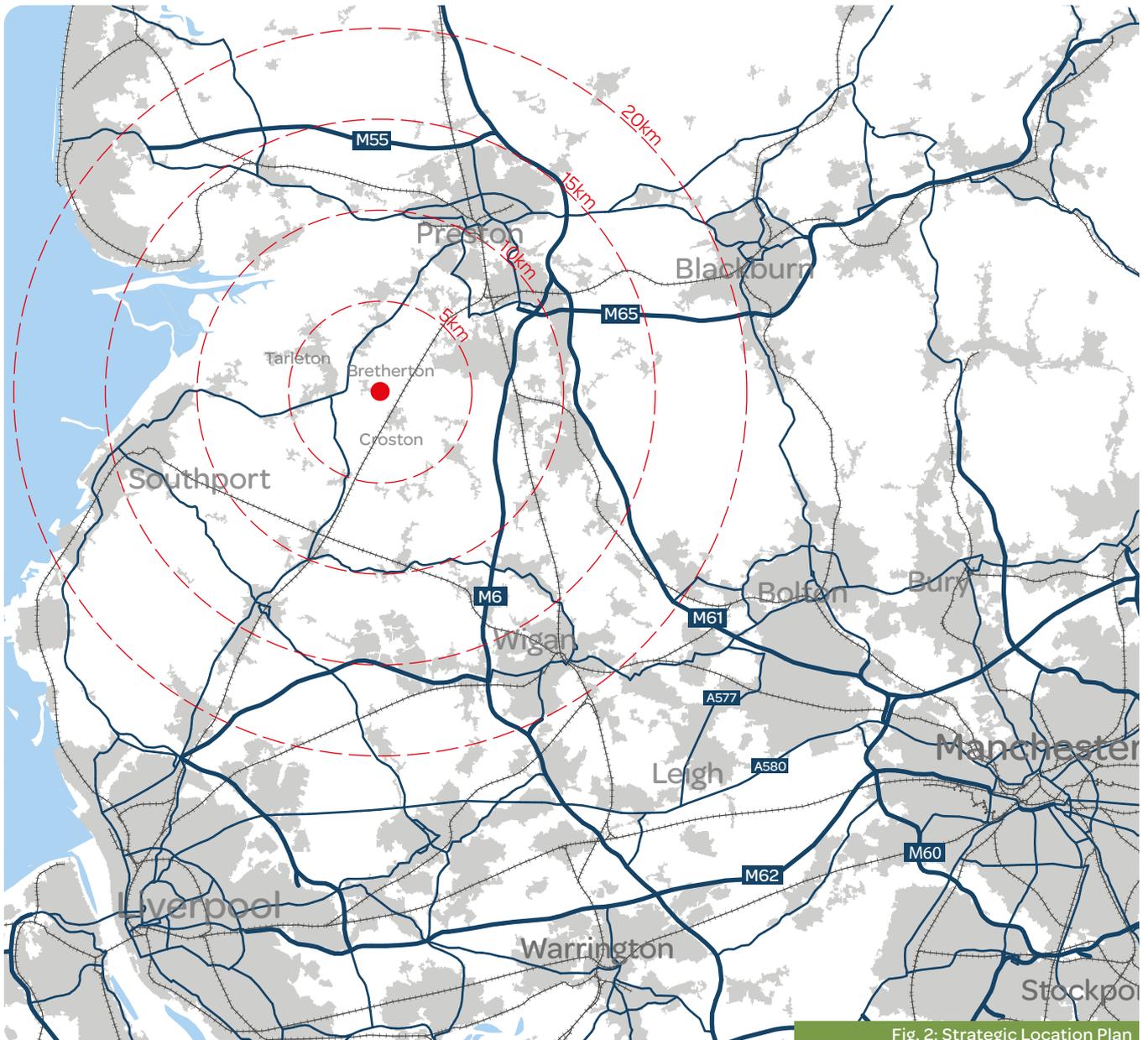


Fig. 2: Strategic Location Plan

Local Context

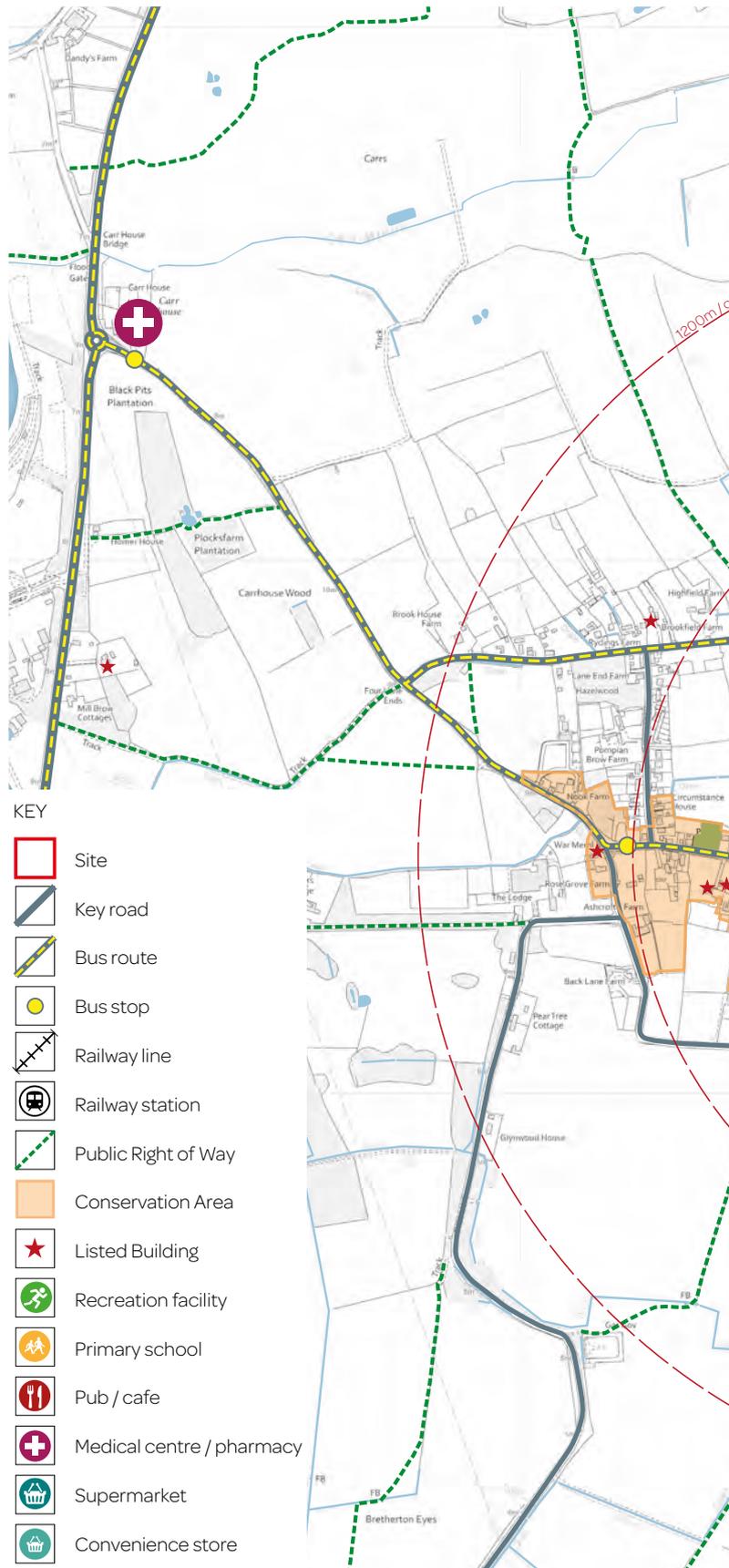
2.6 The historic linear settlement of Bretherton is spread along South Road, including a conservation area and several listed buildings. The village benefits from its own primary school and pub.

2.7 There are a number of local amenities including a local primary school, places of worship, community and sport facilities and a public house all within 10 minute walking distance along South Road.

2.8 Croston local centre is situated c.1.5km to the south-east of the Site with Croston Railway station located c.1.3km to the south-east, approximately a 4-minute drive from the Site. Croston also includes a number of other local amenities that are within drivable distance from the Site including Morrisons Daily, Croston Pharmacy, Croston Medical Centre, Croston Village Surgery, shops, restaurants, a primary school and a secondary school. An Aldi supermarket is also located within a five-minute drive of the Site.

2.9 There is a bus stop located adjacent to the Site across South Road with the 112 service connecting hourly to Wymott and Preston City Centre. There are five additional bus stops along South Road, within a 10 minute walking distance including connecting to Croston and Crossens with connecting routes to Southport.

2.10 Overall, the Site is considered to be situated in an accessible and sustainable location for new development. Additionally, there is an opportunity to enhance existing pedestrian/ cycle connectivity and a potential to improve public transport accessibility.



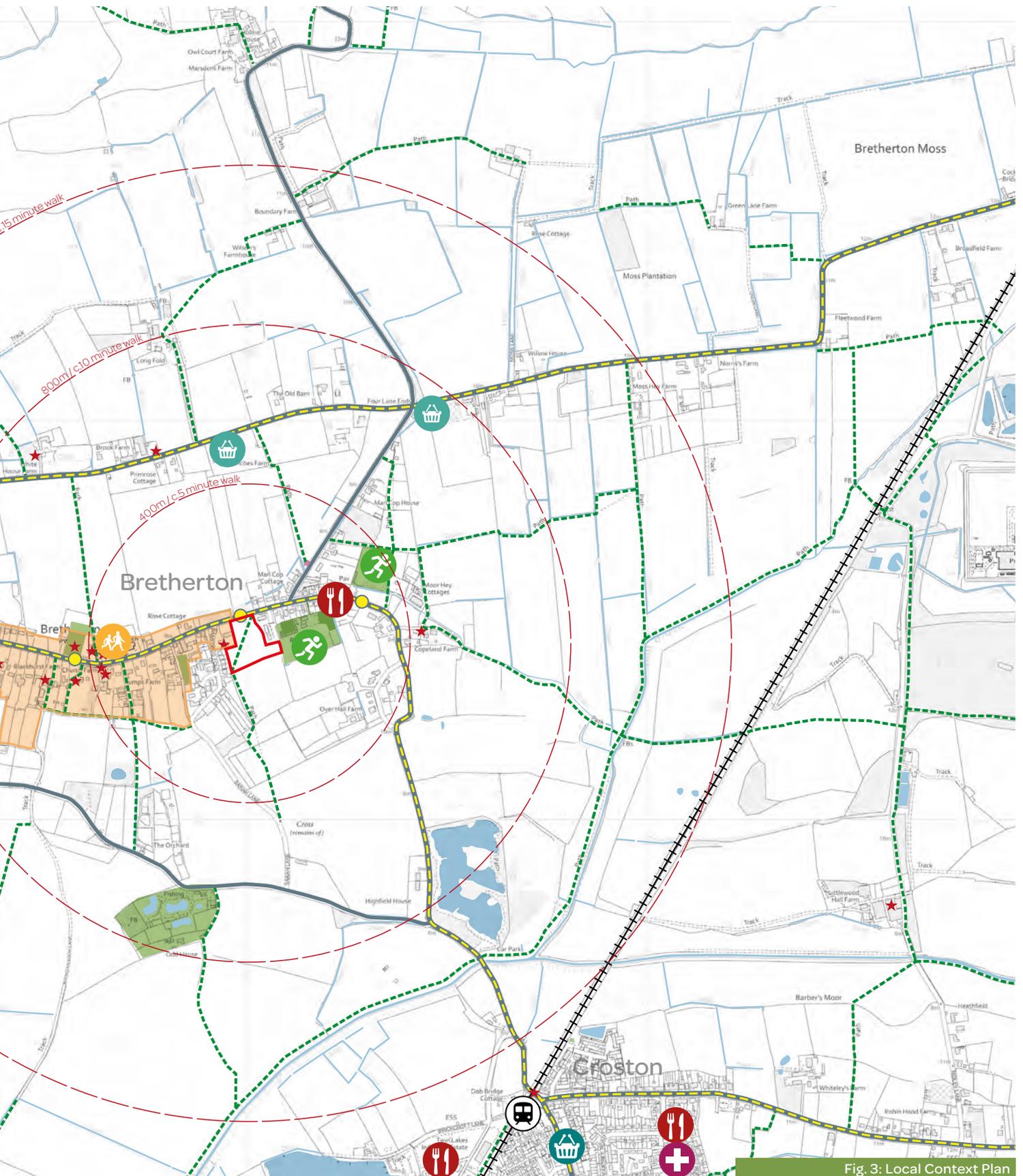


Fig. 3: Local Context Plan

Site Context

2.11 In order to better understand the potential of the Site to assist in contributing to the Council's development needs, a series of technical assessments have been commissioned. Through this process the constraints and opportunities associated with the Site have been identified which in turn have guided the initial masterplanning work contained in this Development Framework.

2.12 The following technical considerations have helped influence and shape the proposals of the development:

Overview

2.13 The Site extends to 1.13 hectares and is currently used as agricultural land with trees and hedgerows outlining the majority of its boundaries.

2.14 The Site fronts onto and is bound to the north by South Road (B5247); to the east by residential properties on The Apiary and Bretherton Parish Institute Recreational Ground, Bowling Green and Tennis Court; to the south by open field and beyond that Back Lane; and to the west by residential properties on Bamfords Fold.

2.15 At the north of the Site is a Public Right of Way which extends diagonally across the Site, connecting South Road to Sarah Lane to the south. The Lancashire County Council and Chorley Council Public Right of Way map denotes the right of way as 'Footpath 14'.

Flood Risk

2.16 A Flood Risk Assessment (FRA) has been prepared by Pluviam Environmental to inform the initial masterplanning of the Site and provide mitigation to address the surface water risk.

2.17 The Environment Agency's (EA) flood map and FRA both identify the Site as being located within Flood Zone 1, which carries a low probability of flooding and therefore an appropriate location for housing development in relation to flood risk.

2.18 The EA pluvial flood risk map indicates that the Site is at low to medium risk of surface water flooding, noting that the larger areas of potential surface water flooding are formed by natural depressions within the landscape.

2.19 Pluviam Environmental completed calculations to show the flood depth for a 1 in 100 storm event +40% climate change, concluding that the majority of flooding within the depressions was below 30cm with only two small areas greater than 30cm (but less than 60cm) to the north and centre of the Site.

2.20 As the calculated flood depth is above 150mm, appropriate mitigation measures have been explored to reduce the flooding to a low and acceptable risk. Safe access and egress can be achieved at all times from South Road as it is shown to be relatively unaffected within the flood mapping.

2.21 The existing Site is currently permeable; however the inclusion of built form will reduce the permeability by approximately 40%. Despite this, the FRA concludes that flooding from all sources is considered to be low with the exception of pluvial flooding. Pluvial flooding can, however, be mitigated by the proposed swale connecting the drainage ditch to the depression adjacent to the Recreation Ground.

2.22 Overall, subject to modelling, ongoing liaison with the LPA and detailed design (including SUDS), it is considered that flood risk does not present an insurmountable constraint to the future development of the Site.



Ecology and Biodiversity

2.23 The Site comprises primarily of medium to high quality other neutral grassland with an Ecological Network Grassland running vertically through the eastern part of the Site. It does not contain any statutory or non-statutory nature conservation designations.

2.24 To inform the proposals at the Site, a Preliminary Ecological Assessment has been commissioned.

2.25 Overall, subject to careful consideration, ecology and biodiversity is not considered to represent a constraint that would preclude development and indeed could be significantly enhanced on Site.

Heritage

2.26 The Site is not subject to any statutory or non-statutory heritage designations (i.e. Listed Building or Conservation Area). However, the Bretherton Conservation Area is located to the immediate west of the Site and the impact of the Site's development on its setting would need to be considered.

2.27 The closest heritage asset is the Grade II Listed Iron Barn Farmhouse (List UID: 1072569) situated less than 100m to the west of the Site boundary and the impact of development on its setting would need to be considered.

2.28 To inform the proposals at the Site, desk-based heritage and archaeological assessments are currently ongoing. Overall, it is considered that heritage does not represent an insurmountable constraint to the development of the Site.

Landscape

2.29 The Site is allocated within the emerging CLLP evidence base document as Landscape Character Area 15b: Longton – Bretherton and Landscape Character Area 16c: Martin Mere and South West Mosses.

2.30 Given the context of the area surrounding the Site, it is considered that there is potential to incorporate significant landscaping within the development of the Site, including:

- Retention and enhancement of existing key native hedgerow species along South Road
- Creation of green corridors and new tree planting encouraging wildlife habitats
- The provision of informal recreational green spaces framed by new planting
- Landscaping around the boundary of the Site, specifically from the west (existing residential properties) to soften any potential landscape and visual impacts.

2.31 Overall, landscape matters are not considered to preclude the development of the Site, subject to suitable mitigation being implemented.

Topography

2.32 A topographic survey has been undertaken which indicates that the level of the Site is gently undulating with the lowest levels within the centre of the Site and will be taken into consideration as part of a wider design response. Overall, topography is not a constraint to development of the Site.

Arboriculture

2.33 The Site does not contain any Tree Preservation Orders (TPOs) or other protected trees. Existing trees and hedgerows are confined to the Site's boundaries and therefore should be retained where possible to maintain screening to existing adjacent properties.

2.34 Should lower value trees need to be removed then there is adequate space for native tree planting to be introduced.

2.35 As such, trees are not considered to represent a significant constraint to development and there is an opportunity to increase the proportion of tree cover on the Site.

KEY



Site boundary



Access to be taken from South Road



Existing trees / hedgerows to be retained where possible



Public Right of Way to be retained / re-routed



Potential pedestrian / cycle connection



Consideration of existing residential properties close to Site



Conservation area

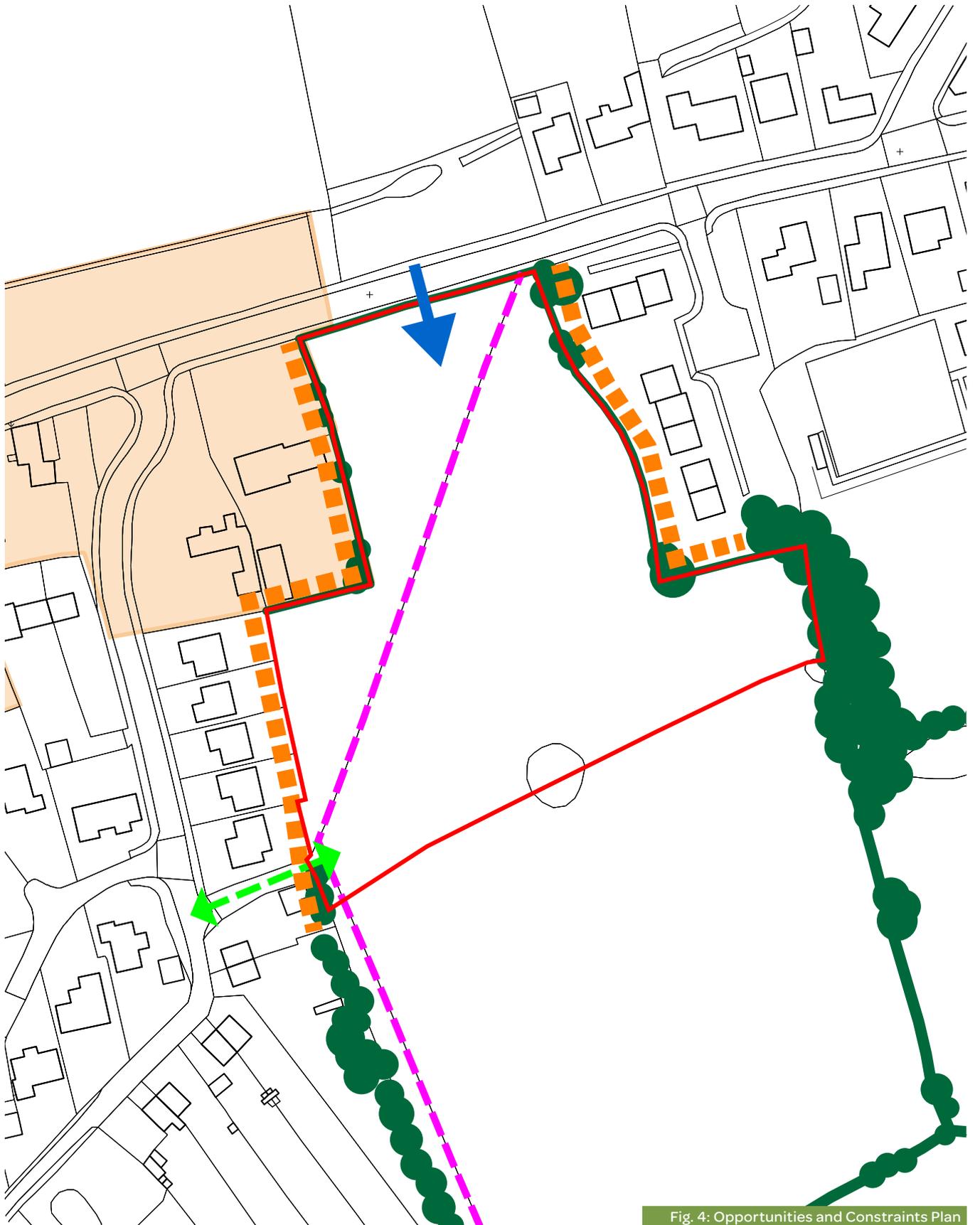


Fig. 4: Opportunities and Constraints Plan

03 Vision

The vision for Land South of South Road, Bretherton is to provide a sustainable, high quality and well-connected residential development that is built around a strong landscape framework. There is opportunity to provide much needed housing through a sensitive residential development, which would fit seamlessly at the heart of Bretherton village. This would integrate with existing green infrastructure and connecting into the wider Public Right of Way (PRoW) network.

3.1 The Site represents an opportunity to deliver much needed homes to assist in meeting the Borough's housing needs and contribute the requirement for affordable homes within Chorley. The development opportunity presented by the Site could secure significant economic, social and environmental benefits to the local area and more widely.

3.2 Bretherton offers everything you would expect from a rural village settlement, with excellent access onto the M6 and M62 corridor, providing convenient access to Preston, Manchester and beyond. Well-connected foot and cycle paths connect town and country, maximising accessibility to the surrounding countryside.

3.3 The Site is connected by wildlife corridors, rich in ecology and form an attractive and safe route to the local centre, from where there is access to many local services and amenities within walking distance.

3.4 Our approach to the development of the Site is underpinned by the following goals and aspirations:

- Delivering quality new family homes which make best use of the land and meets the needs of the Bretherton area.
- Achieving a choice of housing with a mix of house types, tenures and size to meet an identified local need, including the provision of aspirational family housing in order to widen the choice of housing within the rural village setting and help balance the demographic of the area.
- Providing affordable homes to address a recognised local housing need and meet the needs of those currently unable to secure a new home.
- Providing an integrated development with areas of open space which link to the wider green infrastructure in the local area and ensure that the development knits well into the locality.
- Provide high quality, accessible green space within the development to cater for all locally generated needs, including children's play, informal outdoor community interaction and areas of wildlife habitat.
- Investing in the community with the creation of direct and indirect employment both during and after the development.
- Creating a safe and desirable place to live and ensure the creation of a safe and attractive environment that builds upon the strength of the local community.
- High quality design which will complement and enhance the existing environment and create a high standard of amenity and living environment.

3.5 A series of diagrams across the following pages demonstrate how the development potential of the Site has been informed by its constraints and opportunities.



Development Principles



Retain Site Assets

- Retain existing trees and hedgerows, where possible, along the Site boundaries, and provide a suitable buffer to development
- Retain and enhance existing key native hedgerow species, with the creation of green corridors and new tree planting to encourage habitats
- Utilise the natural topography of the Site and locate SuDS towards the lower part of the Site where there is a natural depression.



Access and Movement

- Vehicular access into the Site to be taken from South Road
- Existing Public Right of Way to be retained and re-routed through the Site to maintain and enhance existing pedestrian / cycle connections to the surroundings
- Potential pedestrian connection to the west
- Allow for potential future connections to the south.



Green Infrastructure

- Retain key tree groups, woodland and hedgerows where possible
- Consider amenity of existing housing to the east and west by additional planting where required
- Create areas of informal greenspace around the proposed SuDS; towards the South Road frontage; and along the access road to soften the development and create a positive relationship with its rural surroundings.



Development Areas

- Create development frontage to South Road, which reflects existing frontage along this primary route
- Create an outward facing development which creates frontage to the central access road / footpath and spaces and provides frontage to land to the south.

Illustrative Masterplan

3.6 An illustrative masterplan for Land South of South Road has been prepared to demonstrate how a residential development can be delivered sensitively and respond to the characteristics of the Site. The key elements of the vision for the redevelopment of the Site are as follows:

- Delivery of an attractive development that connects with the rich agricultural heritage and open green space of the area. This can be achieved through the retention and enhancement of existing native hedgerow species along the Site boundaries; the creation of green corridors; and new tree planting to encourage wildlife habitats.
- The provision of informal recreational green spaces, framed by new planting to promote a relationship between both the Site and the existing adjacent residential areas.
- The existing Public Right of Way access point from South Road is to be retained with the PRow re-routed through the development's green corridors and attractively landscape setting.
- The establishment of a clear movement network through the Site which enhances the permeability of the development. The creation of routes act as linkages between key areas of open space and areas of habitat in order to maximise the recreational and wildlife potential of the Site.
- The provision of green corridors compliments the pattern of the wider landscape, enabling the development to sit comfortably within its setting.
- Creation of an outward facing development. Green space both within and outside the development Site are overlooked in order to benefit from natural surveillance.
- Highway access into the Site is achieved from South Road. The development of the Highway arrangements and urban design vision will be subject to further detailed design.
- Allow for potential future connections to the south.



Fig. 5: Illustrative Masterplan

Benefits

3.7 The Site offers the location, scale and physical characteristics that can assist in delivering identified development needs within Chorley. The illustrative masterplan set out in this Development Framework would secure economic, social and environmental benefits that would constitute sustainable development in line with the NPPF objectives.

Economic Benefits

- Meeting an identified need for a mix of new homes in Chorley, including affordable properties in a sustainable location.
- Generating construction benefits through the creation of new jobs and increased GVA in the local economy.
- Increased Council Tax Revenues.

Social Benefits

- Delivery of new affordable housing for local people.
- Creation of new social infrastructure including play space and new walking/ cycling connections.
- High quality design which responds positively to local context and incorporates sustainable construction methods.
- If allocated for housing development, this Site could deliver wider community benefits required by local people.

Environmental Benefits

- Well located close to pedestrian and cycle links, public transport modes, services and facilities.
- Opportunities to secure biodiversity net gain through new native planting and ecological management.
- Ability to embed sustainable construction and measures as a key principle of new development.



04 Summary and Conclusion

This Development Framework supports representations submitted on behalf of the Lilford Estate in respect of its landholdings south of South Road, Bretherton.

4.1 It seeks to demonstrate that land south of South Road, Bretherton is a suitable, sustainable and deliverable site for future development and is a logical location for future housing.

4.2 Through an assessment of the Site's spatial and environmental context, it has been demonstrated that the Site is both suitable and appropriate for a sustainable and high-quality future residential development, in that:

- It is located outside of the Green Belt and within the settlement boundary of Bretherton.
- It has a frontage to South Road – the main thoroughfare running through Bretherton – enabling easy access to the Site without use of smaller rural and residential roads.
- The majority of the Site is enclosed by built development to the north, east and west and thus its development would present itself as an infill of a 'gap site', integral to and part of the village without extending the boundary of the village or encroaching into open countryside
- The Site is of an appropriate scale for a development within Bretherton whilst at the same time being large enough to provide a variety of dwelling types and sizes, including some affordable homes.
- Impacts on the adjacent Conservation Area can be adequately mitigated.
- All other identified constraints are likely to be able to be mitigated.

Opportunity for Sustainable Development

4.3 The Site represents an opportunity to deliver sustainable development, securing a number of economic, social and environmental benefits. The greenfield site is located within the existing Settlement Boundary and could be utilised for residential development, given the surrounding residential character of the area, delivering around 26 high quality new homes (including affordable homes).

4.4 The Site also presents a range of opportunities including new landscape planting, biodiversity net gain and the rerouting of Footpath 14. In addition to this, the Site is not constrained by other restrictive planning policy allocations such as Green Belt, Safeguarded Land, Green Infrastructure or Biodiversity and Ecological Networks areas.

Deliverability

4.5 There are no technical or environmental constraints that would prevent the Site coming forward for housing development and the Site is entirely within the ownership of the Lilford Estate. Therefore, there is an excellent prospect that the Site can be delivered between 2027 and 2029.





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