

Central Lancashire Local Plan (CLLP) Examination

Statement to Matter 1b on behalf Lilford (2005) Limited (Representor ID A62)

6 November 2025

This Statement is provided on behalf of Lilford (2005) Limited (hereafter, Lilford 2005) and relates to its land interest at South Road, Bretherton which is subject to draft allocation HS2.6 of the CLLP.

Lilford 2005 is the sole owner of this site. It is Lilford 2005's position that this site represents a sustainable development opportunity, utilising land outside of the Green Belt and within the settlement boundary of Bretherton. The site is being actively promoted for development by its owner and is available for development in full during the plan period.

This site's allocation as proposed is aligned with the overall strategy for the Local Plan, providing a modest scale of development suited to its' context within the established settlement of Bretherton. It will make an important contribution to meeting the residential development needs of Central Lancashire and the settlement of Bretherton more specifically, being the only sustainable site opportunity capable of so doing. The site is deliverable and can come forward in full during the next five years.

Question 1.13: How have made and emerging Neighbourhood Plans been taken into account and where is this evident?

The **draft** Bretherton Neighbourhood Plan is being progressed broadly at the same time as the CLLP, with consultation on a pre-submission draft of the former being carried out in early 2025.

The draft Neighbourhood Plan is required to '*support the delivery of strategic policies contained in local plans or spatial development strategies*'¹ and '*...should not promote less development than set out in the strategic policies for the area, or undermine those strategic policies*'².

Strategic policies would extend to the allocation of land for development, informed by appropriate evidence.

In this context, the pre-submission draft Neighbourhood Plan notes the intention of the CLLP to allocate land at South Road, Bretherton (Allocation ref HS2.6), to which this statement relates, for residential development.

¹ National Planning Policy Framework paragraph 13

² National Planning Policy Framework paragraph 30

The draft Neighbourhood Plan is otherwise silent on the treatment of this land. The draft Neighbourhood Plan does not present any proposal specific to this land which would be at odds with the principle of an allocation for residential development.

Notwithstanding that the draft Neighbourhood Plan and draft CLLP are not in conflict with respect to strategic policy matters, it is important to note the narrow remit of the draft Neighbourhood Plan, and its evidence base, compared to that of the CLLP.

The CLLP evidence base seeks to define development needs across the full plan area and identify how these should be distributed. This need is defined by reference to the plan area as a whole, of which Bretherton is a part.

Conversely, the evidence base for the draft Bretherton Neighbourhood Plan does not seek to define a general development requirement for the plan area. Instead it focuses on specific demographic evidence, based on the existing population profile of the village. For plan making purposes, such evidence would not provide a sound basis on which to define future development needs for an area.

To this end, the draft Neighbourhood Plan does not seek to define development needs or allocate land as such and thus it is entirely appropriate that this is left to CLLP, as is the draft Neighbourhood Plan's intention.

The draft Neighbourhood Plan and CLLP therefore have complementary but not overlapping roles in this regard. To that end, the respective evidence bases of the CLLP and the draft Neighbourhood Plan, and indeed the emerging plans themselves, are not in conflict as to the principle of the allocation of land at South Road for development. Of note the draft Neighbourhood Plan does not propose any site specific designations for Site Allocation HS2.6 which would conflict with the allocation as proposed in the CLLP