

# Bretherton

## Neighbourhood Plan

Draft version for consultation



**Hard copies of this document will be available to view in the Village Institute and The Mill Café at Bretherton Corn Mill.**

This is available as pdf file document on our web site.  
[www.brethertonneighbourhoodplan.com](http://www.brethertonneighbourhoodplan.com) If you wish to request a text only copy, please telephone 01772 600750 or contact [bretherton.np@btinternet.com](mailto:bretherton.np@btinternet.com)

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### List of Neighbourhood Plan Policies:

Policy LC1 – Local Character

Policy LE1 – Rural Economy

Site Specific Policy LE2 – Plocks Farm – GA Pet Food Partners – Large commercial enterprise

Policy HO3 – Housing

Policy NA4 – Nature : Trees, hedgerow, watercourses, water bodies and agricultural land

Policy TR5 - Sustainable Transport and Traffic Generation

Policy EN6 – Energy

Site Specific Proposal ENE-1 - Asland Walks Energy Park – Green Energy

Policy WS7 – Waste

Policy WM8 – Water management

Policy CI9 – Community Infrastructure

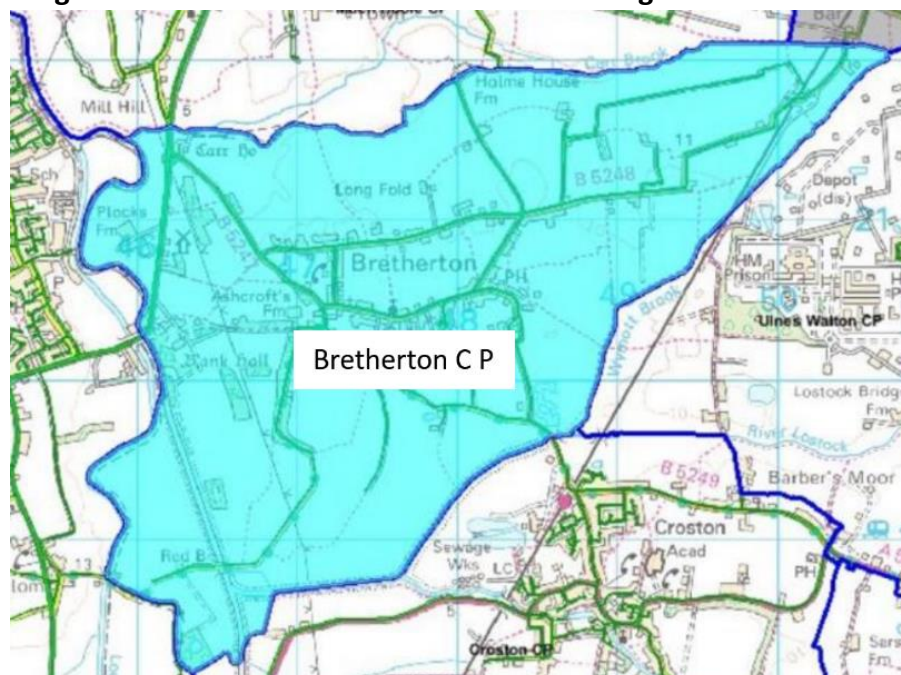
## 1 INTRODUCTION

- 1.1. Neighbourhood plans give communities direct power to develop a shared vision, objectives, and neighbourhood level policies for their neighbourhood, which can help to protect local greenspaces, encourage better design, and ensure any new housing or other land use responds to local needs. The aim of the Neighbourhood Plan is to ensure future development protects what is good about the area.
- 1.2. In addition to an increased planning protection for the area, if Bretherton can secure the consent of local people in a referendum, additional funding from developer contributions, (25% of the Community Infrastructure Levy, rather than the 15% that currently applies), will be focused on the area. This additional funding can help the Parish Council secure needed community facilities in the future.
- 1.3. This First Draft Neighbourhood Plan has been progressed by a Bretherton Parish Council steering group to stimulate discussion by people with an interest in the village in identifying a suitable framework to guide future development in the area over the next 15 years (at the time of writing 2024-2039 ).

### Neighbourhood Plan Area

- 1.4. Chorley Council's Full Council Meeting granted Bretherton Parish Council approval to progress a Neighbourhood Plan (on the 13th of April 2021), for the area, as shown in Figure 1. The area covers almost 10 square miles (equal to 25.8 square kilometres or 2,580 hectares).

**Figure 1. Neighbourhood Plan area shown in blue shading.**



## Document Structure

1.5. The First Draft Neighbourhood Plan follows this structure:

- Section 2 – the Spatial Planning Context;
- Section 3 - Bretherton's spatial portrait;
- Section 4 – the evidence base and consultation responses collated to date;
- Section 5 – a suggested vision and objectives;
- Section 6. - draft local area planning policies;
- Section 7 – monitoring arrangements in the future; and,
- Section 8 – a glossary of terms.

1.6. All of the background documents for the First Draft Neighbourhood Plan are available to view and download here: <https://www.brethertonneighbourhoodplan.com>

## Neighbourhood Plan Programme

1.7. The Bretherton *First Draft Neighbourhood Plan* will be out for consultation on 15<sup>th</sup> March 2024 to 15<sup>th</sup> May 2024. Everyone is invited to comment and, based on the feedback, the Neighbourhood Plan document will be refined as appropriate and progressed in accordance with the programme set out below:

- **Pre-submission draft** to seek final comments before submission (July 2024 to Sept 2024).
- **Submission Stage** the Neighbourhood Plan will be submitted for examination in December.
- **Examination** by independent panel for soundness. If found sound, there will be a local referendum mid-2025.
- **Referendum** if 50% +1 of the votes approve the submission version, the Neighbourhood Plan will be 'made'.

1.8. Please send comments to: [bretherton.np@btinternet.com](mailto:bretherton.np@btinternet.com) or to the Parish Clerk, 12 The Avenue, Penwortham, Preston, PR1 0SU.

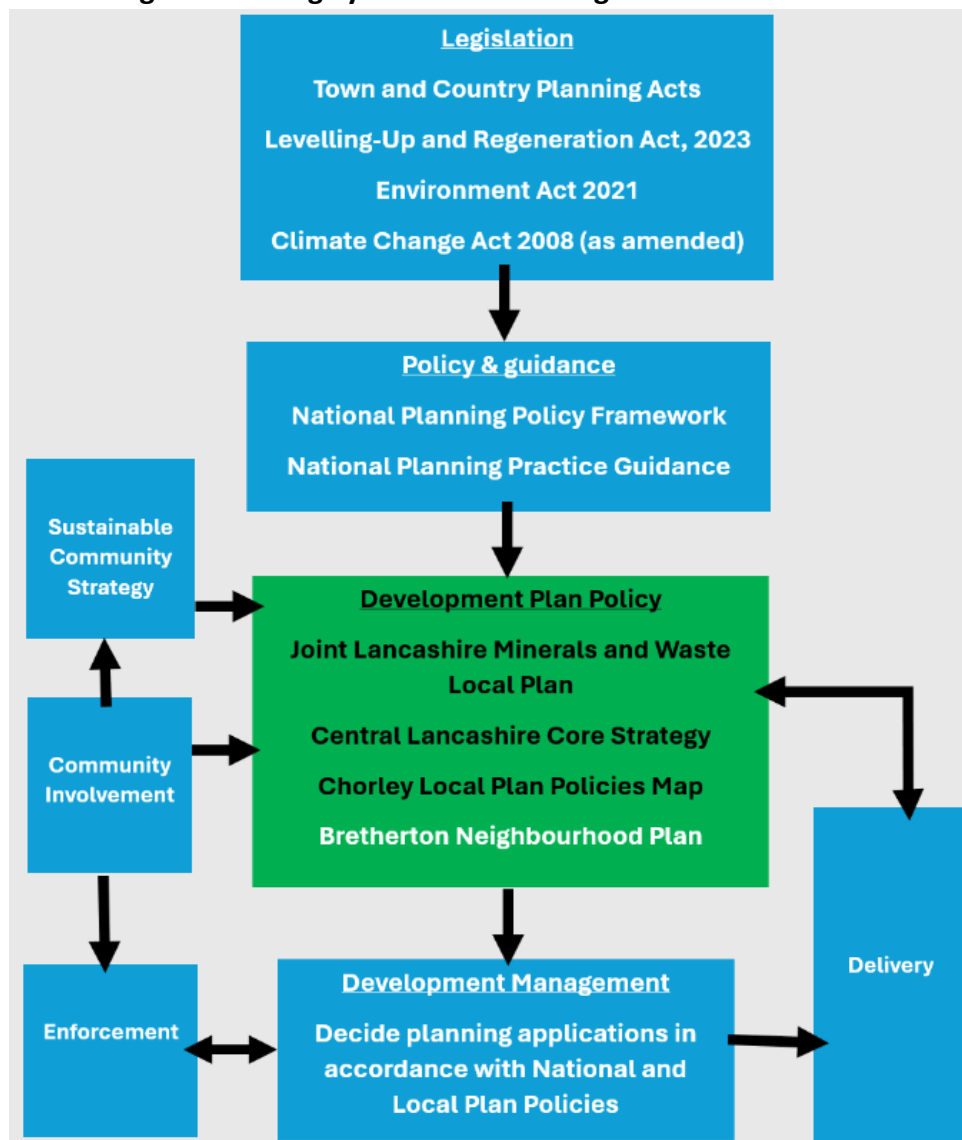
1.9. Further public consultation and an independent examination of the Neighbourhood Plan to check it complies with legislation and is sound will occur. Once 'made' the Neighbourhood Plan becomes part of the local development plan and is a material consideration when planning decisions are taken. For more information on the process, see the Locality website: <https://locality.org.uk/neighbourhood-planning>.

1.10. It is hoped the Neighbourhood Plan will advance without delay, however factors outside the Parish Council control, such as access to resources, changes in national and local planning policies and addition of new evidence or studies relating to design code and other work may extend the timetable.

## 2 SPATIAL PLANNING CONTEXT

2.1. Neighbourhood Plans were introduced by the Town and Country Planning Act 1990 (as amended by the Localism Act in 2011). Public consultations and an independent examination to test for soundness against stated planning policy at the national and local level is how to progress the Neighbourhood Plan. The planning system is shown in Figure 2 below.

**Figure 2. The English Planning System – where Neighbourhood Plans sit when ‘made’**



2.2. If found sound at an examination, the Neighbourhood Plan is subject to a local referendum. If a majority vote is returned, the Neighbourhood Plan can be legally 'made' and this enables it to form part of the adopted development plan policy, which informs development management decisions.



- 2.3. Other legislation that the Neighbourhood Plan must comply with includes the Environment Act 2021, which introduced requirements for Biodiversity Net Gain; and the Climate Change Act 2008 requiring a reduction of greenhouse gases of 100% by 2050.
- 2.4. Planning consents are the subject of enforcement to ensure developers build as agreed and also to monitoring to ensure the vision and objectives are delivered as envisaged. Policies can be revised over time to ensure delivery of agreed outcomes on the ground. A key component is having a sustainable community strategy and community involvement, as when people are engaged the end results of planning are evidenced to be better.
- 2.5. The Levelling-Up and Regeneration Act that acquired royal assent in October 2023, aims to speed up planning decisions and ensure more take up of local plans to enable future development. It will lead to changes in national planning policy including the introduction of new 'National Development Management Policies' (NDMPs). If there is conflict between national and local development plan policy, the national tier policy takes precedence.
- 2.6. The processes for local plan making, and decisions on other forms of development governed by the Nationally Significant Infrastructure Regime and allowed through Permitted Development Rights are also subject to change. As the Neighbourhood Plan progresses through the stages, it will respond to any such changes.

#### National Planning Policy Framework (NPPF)

- 2.7. The NPPF sets out the government's planning policies for England and how these should be applied with a presumption in favour of development set out in paragraph 11 (footnote 7 sets out restrictions). It provides a framework within which locally prepared plans for housing and other development can be produced.  
<https://www.gov.uk/guidance/national-planning-policy-framework> .

#### Green Belt

- 2.8. The majority of Bretherton, in use as agricultural land, is protected by Green Belt planning designation, with a small built village within a tightly drawn settlement boundary. Green Belt is an important nationally significant planning policy, which aims to keep land 'permanently open'. The NPPF sets out in paragraph 143 that it serves five purposes:
  - a) to check the unrestricted sprawl of large built-up areas;
  - b) to prevent neighbouring towns merging into one another;
  - c) to assist in safeguarding the countryside from encroachment;
  - d) to preserve the setting and special character of historic towns; and
  - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 2.9. Most development is considered ‘inappropriate’ in the Green Belt, and only those uses which maintain openness, in both a spatial and visual sense, are considered not inappropriate. Importantly, the presumption in favour of development does not apply in the Green Belt.

#### National Planning Practice Guidance

- 2.10. The National Planning Practice Guidance translates the policies contained in the NPPF. Of specific interest are those for *Determining a planning application* and *Neighbourhood planning*. <https://www.gov.uk/government/collections/planning-practice-guidance>

#### Development Framework

- 2.11. The Planning Framework includes the following adopted local plans:
- Joint Lancashire Minerals and Waste Local Plan (2013);
  - Central Lancashire Core Strategy, July 2012; and
  - Chorley Local Plan (2012-2026) Policies Map Adopted July 2015

#### Joint Lancashire Minerals and Waste Local Plan (2013)

- 2.12. This Local Plan is the responsibility of Lancashire County Council, and it sets out the policies and proposals for future minerals and waste development. Any development proposed should comply with this development plan.

#### Central Lancashire Core Strategy, July 2012

- 2.13. The local planning authorities in Central Lancashire comprise Chorley, Preston, and South Ribble. This single Core Strategy sets out a vision for the Central Lancashire area until 2026 with twenty-four Strategic Objectives relating to the spatial strategy. Bretherton is covered by the adopted Central Lancashire Core Strategy. As a village ‘washed over’ by Green Belt, it forms an important Landscape Character Area, with key Green Infrastructure, with plans to enhance the natural capital. These policies are important to consider when progressing the Neighbourhood Plan.

#### Core Strategy Review

- 2.14. The Central Lancashire Authorities published the Central Lancashire Local Plan Preferred Options Consultation, which closed for consultation comments in February 2023. The Neighbourhood Plan will need to keep in line with the emerging Core Strategy.

Chorley Local Plan (2012-2026) Site Allocations and Development Management Policies  
Development Plan Document adopted July 2015

2.15. The Chorley Local Plan (2012-2026) adopted July 2015 has the following relevant policies, which can be viewed at <https://chorley.gov.uk/localplan?ccp=true>.

- Policy V2 Settlement Areas
- Policy ST1 Provision or Improvement of Footpaths, Cycleways, Bridleways and their Associated Facilities in Existing Networks and New Development
- Policy HW1 New Open Space, Sport, and Recreational Facilities
- Policy HW2 Protection of Existing Open Space, Sport, and Recreation Facilities
- Policy HS7 Rural Infilling
- Policy HS8: Rural Affordable Housing
- Policy HS9 Conversion of Rural Buildings in the Green Belt and Other Designated Areas
- Policy BNE8: Protection and Enhancement of Heritage Assets
- BNE9: Biodiversity and Nature Conservation

*Supplementary Planning Documents*

2.16. The following Supplementary Planning Documents (SPDs) are relevant:

- Affordable Housing (Central Lancashire)
- Controlling Re-use of Employment Premises (Central Lancashire)
- Rural Development (Central Lancashire)
- Design Guide (Central Lancashire)
- Open Space and Play Pitch (Central Lancashire)
- Biodiversity and Nature Conservation (Central Lancashire)
- Employment Skills (Central Lancashire)
- Access to Healthy Food (Central Lancashire)
- Renewable and Low Carbon Energy (Chorley Council)
- Householder Design Guidance (Chorley Council)
- Appendix 2 of the Design Guidance Supplementary Planning Guidance (Chorley Council 2004)

*Planning Intervention and Housing Delivery Test performance*

2.17. On the 19<sup>th</sup> of December 2023, Mr Michael Gove, Secretary of State for Levelling Up, Housing and Communities in his Written Ministerial Statement: *Falling back in love with the future* announced that authorities that are performing well, with up to date local plans, will only have to demonstrate a four-year housing land supply.

2.18. Mr Gove updated that he was intervening in the planning function of Chorley Council. He said this was “due to poor decision making” performance. However, it is observed that the latest Housing Delivery Test, 2022 shows that Chorley achieved 109% of its



target, by 1,174 completions against a planned 1,076 (downward adjustment due to Covid impacts) over the three years from 2019 to 2022.

**Table 1. Housing Delivery Test 2022 for Central Lancashire Authorities**

Area Name	Number of homes required			Total target	Number of homes delivered			Total built	Housing Delivery Test: 2022 %
	2019-20	2020-21	2021-22		2019-20	2020-21	2021-22		
Chorley	382	278	417	1076	640	306	228	1174	109%
South Ribble	189	127	182	498	412	424	513	1349	271%
Preston	221	166	261	648	747	909	1064	2720	420%
<b>Total</b>				<b>2222</b>				<b>5243</b>	<b>236 %</b>

- 2.19. As shown in Table 1, all of the Central Lancashire Authorities had over-performed with South Ribble achieving 271% and Preston 420% of houses completed against the target. This means none of the authorities in the Functional Housing Market Area is subject to any additional housing requirements, such as an Action Plan, Buffer, or Presumption.

### Summary

- 2.20. The identified national and local plan policies that are most relevant to the Neighbourhood Plan are set out above.
- 2.21. How intervention will impact the Neighbourhood Plan process has yet to be understood, but it is clear Chorley is not covered by up to date local plan policies and therefore having a Neighbourhood Plan in place can better help steer sustainable development.

### 3 BRETHERTON - A SPATIAL OVERVIEW

- 3.1. This Section considers the elements of local character, history, ecology, and local access that make Bretherton distinctive. The commentary informs the vision, objectives, and policies to guide the planning and design of new development and decisions on whether applications should be consented or refused.
- 3.2. The area is located to the north of Croston, in the west of Chorley Borough, at the boundary of the West Lancashire and South Ribble areas.

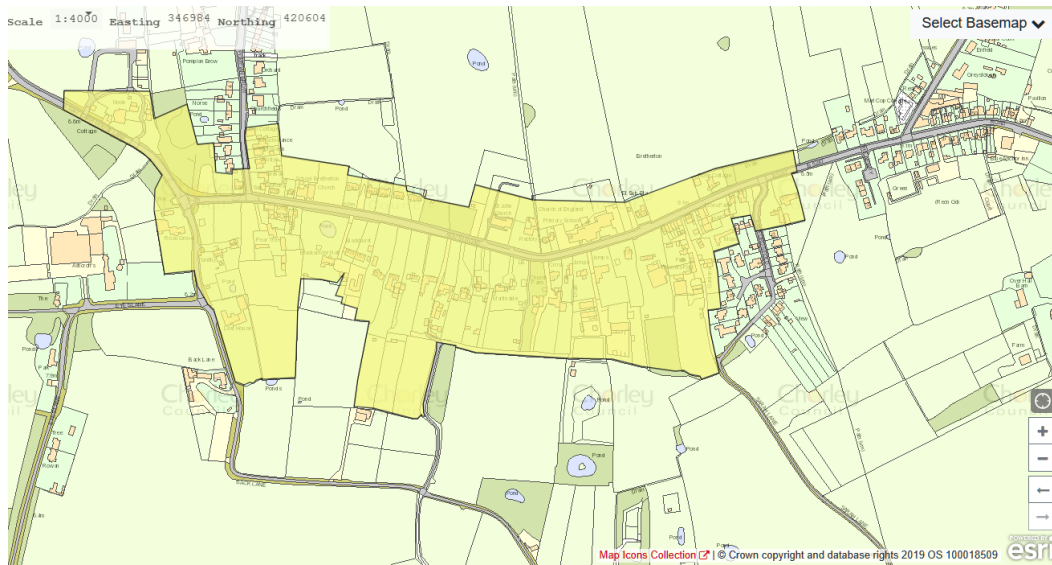
#### Local character

- 3.3. Today, Bretherton Parish is a predominately rural area with a linear village at its heart. The village and wider parish have a distinct cultural identity born from their agricultural origins. The landscape is characterised by a flat rural plain, mostly arable with grassland and some pasture, meadows, woodland, and gardens of mainly residential properties in the small settlement, in addition to some isolated brick farmsteads.
- 3.4. The area falls within the *Lancashire and Amounderness Plain* National Character Area (NCA) 32, as defined by Natural England, see <https://www.brethertonneighbourhoodplan.com/>. The NCA has Strategic Objectives relevant to Bretherton's wider context when considering future Neighbourhood Planning policy. These are to:
1. *Conserve, manage and enhance the river systems and wetlands;*
  2. *Work with landowners and land managers to protect, enhance and strengthen the network of farmland features in this agricultural plain landscape;*
  3. *Promote the sense of place of the coastal and inland settlements and protect the remaining rural character of the wider landscape from further loss and change from development pressures; and,*
  4. *Promote and manage recreational and access opportunities, at the same time as conserving the natural and cultural heritage.*
- 3.5. Lancashire County Council has also developed advice on landscape policy and design. Further details are here: <https://www.lancashire.gov.uk/council/strategies-policies-plans/environmental/landscape-strategy/>

#### History

- 3.6. Historically, Bretherton had origins in farming and the area is typified by arable farm fields ploughed with lines of crops and tractors working the land and taking produce to market. The village is focused on the ecclesiastical district within Chorley. Bretherton Conservation Area, shown in Figure 3, was designated in February 1990.

**Figure 3. Bretherton Conservation Area**



Extract: <https://myaccount.chorley.gov.uk/MyChorley.aspx?iv=tabs&layers=Conservation%20Areas>

- 3.7. Within the defined area, development requires planning consent for some forms of demolition, including buildings and some small structures such as gates and fences. Development here is more strictly controlled to ensure it preserves the special character and most trees are protected from works unless an application is made. Permitted development rights are also more restrictive.

### Heritage Assets

- 3.8. According to Historic England there are 20 listed buildings and structures in Bretherton. Two properties in Bretherton are Grade II\* listed, and seventeen are Grade II listed, please refer to the Neighbourhood Plan website.

### Background

- 3.9. Prior to the reign of Edward III (1327 – 1377) Bretherton was the manorial residence of the Banastre family. Carr House to the north west of Bretherton was built by the Stones family in 1613. It was used by Jeremiah Horrocks, (probably the curate of Hoole), who lodged with the Stones'. Horrocks was the first astronomer to predict and accurately record the transit of Venus. These observations of Horrocks made from Carr House in 1639 were later developed by Sir Isaac Newton, and both men are commemorated in Westminster Abbey. Horrocks is commemorated by a blue plaque at Carr House. Today the night sky is dark, even in the centre of the village, and this allows for excellent star and planetary viewing.
- 3.10. Historically, the land, was described as “rather flat” and the soil a stiff clay, marl, and loam. In 1848 the township comprised of 2,292 statute acres divided into: 816 arable;

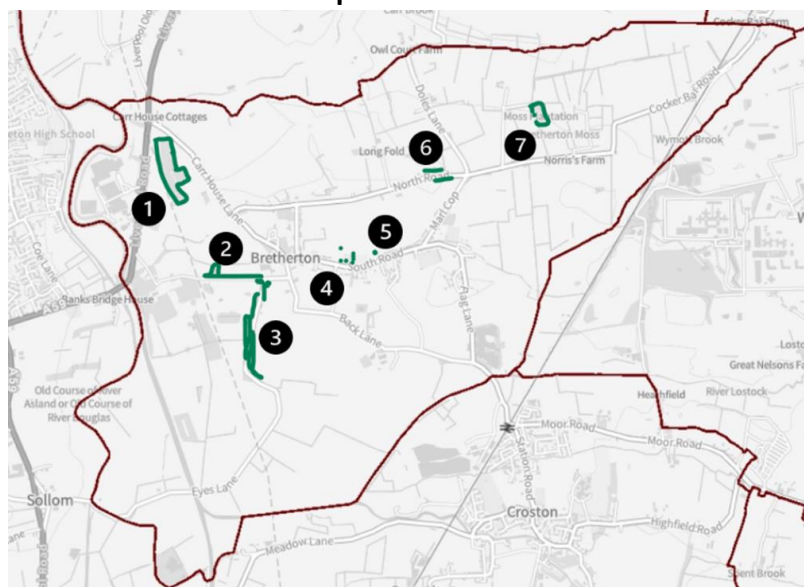
618 meadow; 732 pasture, 13 woodland, 113 properties and gardens. Bretherton's historic past is linked to producers who took their produce by horse and cart to Preston market.

- 3.11. Some people refer to the village as having a nickname 'Th' Edge O' Leet', as in order for producers to arrive in Preston on time they had to be at Bretherton as the sun rose hence seeing Bretherton edged by light – 'Th' Edge O' Leet'.
- 3.12. Bank Hall is a Grade II\* listed building built in 1608 on the site of an older house. Extensions were built in 1832/33 in the "Elizabethan style" by George Anthony Legh Keck Esq. It was designed by architect George Webster. G A L Keck Esq died in 1860 and the property was inherited by Thomas Powys the 3rd Baron of Lilford. The property was occupied by the Royal Engineers during the 2nd World War. Thereafter it reverted to the Powys family until vacated in 1975 and left to decay. Friends of Bank Hall and Heritage Charities worked tirelessly from 1995 to save the Hall from further decay and ultimate collapse and it has now been developed into individual apartments. The Prospect Tower is now managed by the Heritage Trust for the North West and the Friends of Bank Hall who organise events with public access to the grounds and guided visits to the tower of this important heritage asset.
- 3.13. Originally there were three places of worship in Bretherton: Ebenezer Congregational Church was established in 1819. The Parish Church of St John the Baptist, a church commissioner's church, in simple gothic style, was consecrated on the 26th of June 1840. There was also a place of worship for Wesleyans and Independents which has since been converted into a dwelling.
- 3.14. A free school was built in 1654 at the expense of James Fletcher who endowed it with £230. The school has been relocated and the original school is now two dwellings.
- 3.15. The Old Corn Mill has been retained and repurposed as an antique centre with a licenced café.
- 3.16. The Liverpool and Preston turnpike-road runs across the township from Bank bridge to Carr-House bridge. The Leeds and Liverpool canal was developed to convey goods during the industrial revolution.

#### Tree Preservation Orders

- 3.17. Figure 4 shows group and individual Tree Preservation Orders (TPOs), identified on the Council's Maps.

**Figure 4. Tree Preservation Orders Map**

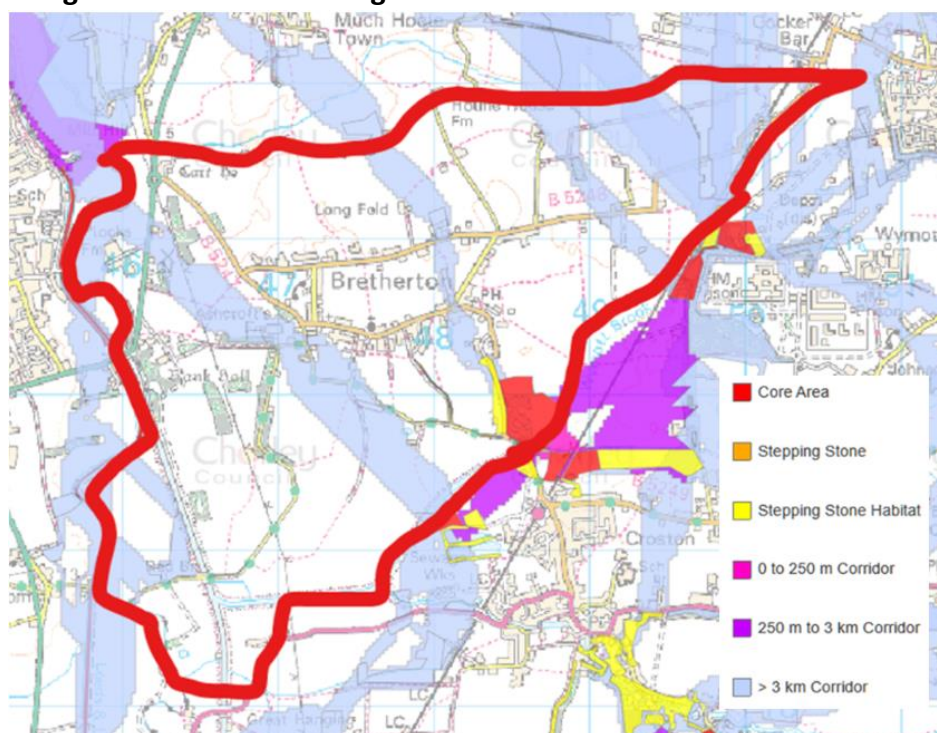


<https://myaccount.chorley.gov.uk/MyChorley.aspx?iv=tabs&layers=Tree%25Preservation%25Orders>

## Nature

- 3.18. Generally, the area is at an altitude of below 50m, the landscape is characterised by gently undulating or flat lowland farmland divided by ditches and low clipped hedges.
- 3.19. Many hedgerows have been removed to create larger fields, open road verges and long views. Woodland cover is generally very low, mainly small deciduous secondary woodlands, mostly in the form of shelter belts or estate plantations.
- 3.20. The land has a very low proportion of semi natural vegetation such as species-rich meadows or pasture. Most of the land use is for growing cereals, mainly for animal feed, with an increasing production of maize, and grass for silage. There is a small proportion of grazing used for young dairy animals, overwintering sheep, and horses.
- 3.21. Wildlife habitats are small scale and fragmented. Flooded marl pits which are an integral part of the agricultural landscape together with more occasional brick clay workings and subsidence pools are often rich in species diversity, for example Clay 'Ole on the road to Croston.
- 3.22. Chorley Council's Ecological Network map shows a core area of grassland to the eastern boundary and stepping stone habitat with a range of corridors crossing the area from the north west to the south east, as shown in Figure 5.

**Figure 5. Neighbourhood Plan Ecological Network Grassland**



- 3.23. The village is bound by water features on all sides with some stretches of Carr Brook in the north, Wymott Brook to the east, the River Lostock to the south, the Leeds and Liverpool Canal's Rufford Branch to the west forming the parish boundary. The River Yarrow flows into the River Lostock and then it joins the River Douglas (Navigation) to the south of the parish area and this connects to the southern side of the River Ribble in approximately one mile to the north.
- 3.24. Red brick is the primary building material; the subdued tones of the older brick houses and farmsteads are well integrated within the landscape.
- 3.25. In Autumn 2022 Bretherton was the winner of the Champions' Class in the Lancashire Best Kept Village Competition. This was a super achievement for the village and a demonstration of the effort of the Parish Council, along with local residents and others interested in improving the quality of the area.

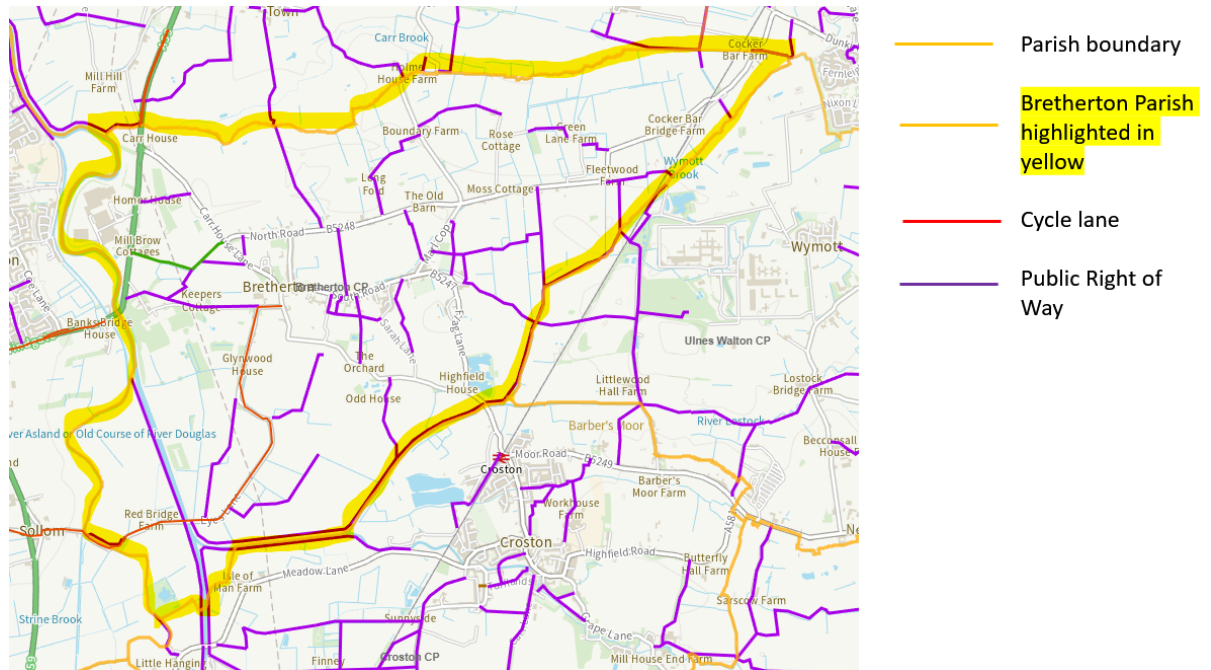
#### Access

- 3.26. Bretherton has developed in a linear form around the two main roads of South Road and North Road that run across the parish from Bank bridge to Carr-House bridge connecting a turnpike-road, Liverpool Road in the west to Croston in the south east. The village is located to the southwest of Leyland and to the east of Tarleton. The area is not served well by public transport. The nearest train station, shops, doctors' surgeries, and high school are in Croston which is over a mile away.



- 3.27. The area has a network of public rights of way that are enjoyed for walking, cycling, horse-riding and bird watching. Key views out of the area are towards Winter Hill and Harrock Hill.

**Figure 6. Cycle lanes and Public Rights of Way (PROWs)**



## Summary

- 3.28. The factors set out above, along with the evidence base (particularly the Bretherton Design Codes) and community consultation will help to inform the Neighbourhood Plan Vision, objectives, and policies as they emerge.



- 4.4. People are encouraged to engage with the consultation stages and make comments to help the Neighbourhood Plan be as relevant as possible.
- 4.5. In September 2022, 193 surveys were completed by residents and the findings were analysed and presented in a report titled: Bretherton Residents' Questionnaire Results September 2022. The feedback has helped to formulate the vision, strategic objectives, and the thematic policies.
- 4.6. Every response referred to wildlife as very important, not only the need to bring back land to previous "health" but also to look after sites for improved "health" for wildlife and humans moving forward. For example, respondents said they "did not want Bretherton to become any more of a 'road with houses' than it currently is", another suggestion was for "a creative solution to parking issues on South Road especially at drop off and collection time at school which currently grid locks in the village.
- 4.7. Residents wanted the Green Belt and open areas to be protected, particularly in regard to the dark sky and views out towards Winter Hill. Also, they referred to increased local flooding and the need for natural solutions that would better manage water flow in the area whilst better serving the habitat needs of declining species. Ditches were observed to need more maintenance, as were public footpaths.
- 4.8. When the future of Bretherton is planned, and decisions are taken it will be important to reflect on what the community has stated it wants. In the future issues about the quiet, friendly, peaceful, and rural countryside setting will be important to secure appropriate outcomes through the Neighbourhood Plan.
- 4.9. A number of issues raised in the Residents' Survey did not come within the scope of the Neighbourhood Plan; however, where possible, the Parish Council will seek to resolve them.

#### Business Survey/Non-business Survey

- 4.10. The Neighbourhood Plan Steering Group compiled a comprehensive list of all local businesses and non-profit organisations within Bretherton. A Business Questionnaire was sent out to the identified businesses, and a separate Non-Business Questionnaire in the case of not-for-profit organisations. Thirteen completed responses were received back from the consultation.
- 4.11. Acland Bracewell responded on behalf of Lilford Estates (a major local land owner with 32% of the area), which has ambitions to bring forward housing and small-scale new employment such as offices and light industrial premises. They are supportive of low carbon initiatives.

- 4.12. GA Pet Food partners provided a comprehensive response covering site specific issues and seeking support for current and future operations. It is exploring development at the Pet Food business in consultation with Chorley Council based on earlier masterplans and is exploring options for a community renewable energy park.
- 4.13. Another local supplier commented that the village congestion was problematic and access to better broadband would be advantageous. This was reiterated by a local farmer who said the level of HGVs through the village and local lanes was problematic for operations, especially during harvest.
- 4.14. Other agricultural businesses pointed to increased rainfall and flooding as an increasing issue and the need for more water management in the future. Farm diversification is helping to stabilise viability with the tourism and visitor economy. More local bus services are needed as, increasingly, younger people do not own cars and have to rely on public transport.
- 4.15. An ecology, a hospitality, and a local landscape business were interested in more sustainable solutions for waste and carbon neutral supply chain.

#### Housing Needs Assessment

- 4.16. As set out in the Affordable Housing SPD, Chorley Council's preferred tenure split for affordable housing contributions in the Affordable Housing SPD is 70% social rented and 30% intermediate (shared ownership).
- 4.17. Chorley Council expects all new social housing provided via developer or Council contributions will be Social Rent tenure and not Affordable Rent. This is set out in the Council's Tenancy Strategy (2012). The existing Core Strategy/Chorley Local Plan pre-dates *First Homes* and the Council does not currently request this tenure as part of developer contributions.
- 4.18. The emerging Local Plan will need to consider the requirement for 25% First Homes and what the remaining tenure split would look like. Depending on timescales this could be matched up as the Local Plan progresses.
- 4.19. The Housing Needs Assessment (HNA) was produced in October 2022 by AECOM, based on the collation of relevant data for the Housing Market Area. This is important information on housing need when progressing the Neighbourhood Plan.
- 4.20. The Neighbourhood Plan will also have to accord with the housing policies at the national and local levels. Currently the Government relies on a Standard Method, mandating the use of Office for National Statistics 2014 based data. In response to calls for an improved approach, the Secretary of State has committed to consulting on the way housing requirements are calculated during 2024.

## Design Code

- 4.21. The aim of the Design Code document is to empower the local community to influence the design and character of the local area, through a design vision and objectives, to deliver attractive, sustainable development that meets the needs of local people.
- 4.22. The Neighbourhood Plan seeks to preserve the character of the village and its surroundings, particularly the Conservation Area. To do this, the codes contained within this Neighbourhood Plan analyse the place design issues such as density, built forms, scale and roofscape, materials and detailing to be used, the building setbacks in proportion to neighbours, energy efficiency, and sustainable drainage (SuDS). It also considers building extensions and alterations.
- 4.23. Heritage and sustainability are two issues that the design codes highlight as these are important factors when future development is to be decided.
- 4.24. This will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the existing local character. A useful checklist is set out on page 49 of the Design Codes, August 2023, covering:
1. General design guidelines for new development, redevelopment, and alterations;
  2. Local green spaces, views & character;
  3. Street grid and layout;
  4. Building layout and groupings;
  5. Gateway and access features;
  6. Building materials & surface treatment;
  7. Household extensions;
  8. Building heights and roofline;
  9. Building line and boundary treatment;
  10. Car parking;

## Other studies

- 4.25. The feedback from the Residents' and Business surveys, the findings of the Housing Need Assessment (HNA), the public 'drop in' consultation event and other studies have provided a rationale and justification for the remainder of the Neighbourhood Plan. However, since the HNA report was compiled, the Census 2021 data has been published and an update to the Government's Housing Delivery Test 2022 performance table.

## Evidence documents

- 4.26. All the relevant background documents are available on the Parish Council website <https://www.brethertonneighbourhoodplan.com/>.

## 5 VISION AND OBJECTIVES

### VISION

- 5.1. The community via the Neighbourhood Plan will provide an agreed vision about protecting what is good about the village making it a distinct and pleasant place and overcoming potential threats. Preserving characteristics that combine to ensure a high quality of life is at the heart of the proposed vision:

***Bretherton, as a place to live and work, is valued for its quiet, rural village character.***

***This Neighbourhood Plan recognises the special character of the Parish and will take opportunities to sustain and improve the quality of its environment.***

***The importance of responding to the threats posed by the climate emergency and the need to support the recovery of biodiversity and wildlife are recognised.***

***Bretherton will be a safe, secure, and accessible place which supports healthy lifestyles and the environment.***

***Quality design should be sympathetic to the rural heritage and landscape.***



## NEIGHBOURHOOD OBJECTIVES

5.2. The following Neighbourhood Objectives have been identified to support the spatial planning objectives:

1. To protect and enhance the rural character of Bretherton, particularly in relation to its Conservation Area, Local Green Space, Lanes, Public Rights of Ways, bridleways, and the open countryside.

2. To support and encourage new and existing businesses and local economic growth opportunities.

3. To support the provision of appropriate scale quality housing and a choice of tenure to respond to identified local needs, particularly affordable homes, and specialist accommodation.

4. To ensure Biodiversity Net Gain to reverse the decline in Bretherton's wildlife by appropriate actions to minimise loss of species and maximise opportunities when open space is planned, such as new habitat, tree planting, protection of quality soils and, where appropriate, pond creation.

5. To work with the appropriate authorities to reduce the impact of traffic passing through the village in terms of noise, safety, and roadside parking. To promote sustainable modes of local transport, that offer more choice and reduce car dependency.

6. To identify and encourage sustainable energy options including community assets, that support residents and businesses to transition to net zero carbon solutions.

7. To identify waste management options that encourage recycling to reduce landfill dependency.

8. To work with relevant stakeholders to build climate resilience in water management to reduce the impact of flooding.

9. To identify and promote community facilities, amenities, and infrastructure that will ensure that Bretherton continues to thrive.

5.3. The Parish Council seeks an inclusive and good working relationship with all stakeholders to agree and deliver the vision and objectives of the Neighbourhood Plan over the Plan period.

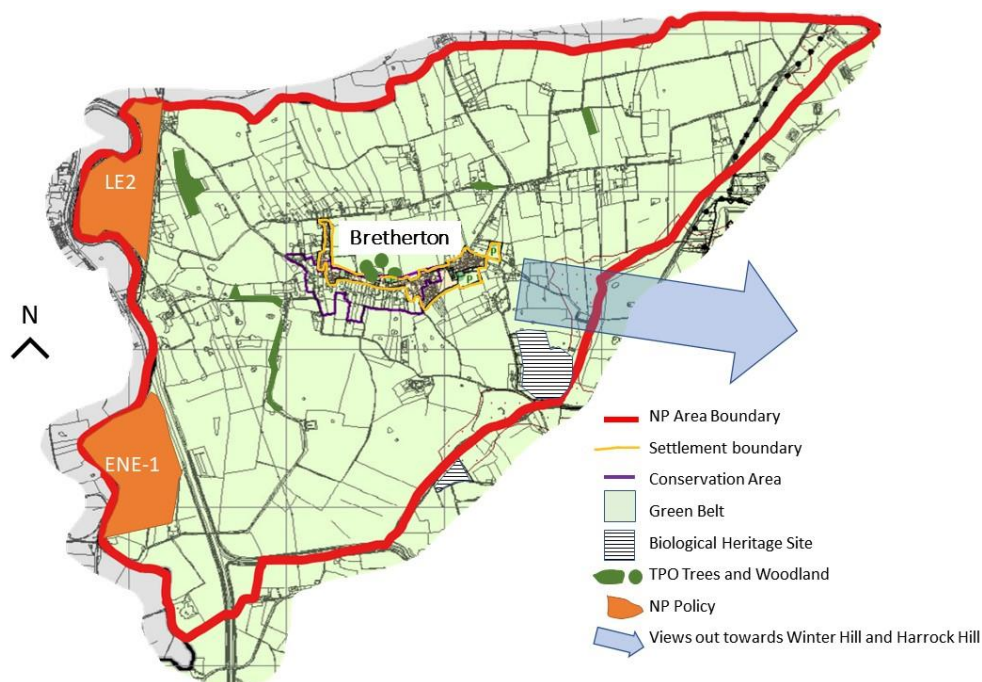
## 6 THEMATIC POLICIES

6.1. This Section sets out the thematic policies to respond to the key issues identified earlier in the document, and the map of policies is set out in Figure 8.

### List of Neighbourhood Plan Policies:

- Policy LC1 – Local Character
- Policy LE1 – Rural Economy
- Site Specific Policy LE2 – Plocks Farm – GA Pet Food Partners – Large commercial enterprise
- Policy HO3 – Housing
- Policy NA4 – Nature : Trees, hedgerow, watercourses, water bodies and agricultural land
- Policy TR5 - Sustainable Transport and Traffic Generation
- Policy EN6 – Energy
- Site Specific Proposal ENE-1 - Asland Walks Energy Park – Green Energy
- Policy WS7 – Waste
- Policy WM8 – Water management
- Policy CI9 – Community Infrastructure

**Figure 8. Neighbourhood Plan Map**



6.2. Evidence documents are here: <https://www.brethertonneighbourhoodplan.com/>

## LOCAL CHARACTER

*NO 1: To protect and enhance the rural character of Bretherton, particularly in relation to its Conservation Area, Local Green Space, Lanes, Public Rights of Way, Bridleways and the open countryside.*

### Policy LC1 – Local Character

Future development proposals will need to show that they fully respond to the Design Code and that they will protect and enhance Bretherton’s rural character, particularly concerning:

- Tranquillity – includes peace and quiet, and dark skies.
- Conservation Area setting;
- Local Green Spaces;
- Public Rights of Way (PROWs), including bridleways;
- Local lanes; and,
- Open Countryside (area outside of the settlement boundary, shown on Fig 8);

The Parish Council will expect to see applications accompanied with supporting information to evidence how proposed development is designed to reflect the key characteristics as identified in the design code that make Bretherton a distinct place.

Factors to be considered include, but are not limited to:

- a) Archaeology and cultural heritage.
- b) Topography, soils, and drainage.
- c) Land use, open space, and field patterns.
- d) Natural, semi-natural habitats, woodland cover, hedgerows, and individual trees (including those protected by TPOs).
- e) Settlement, road patterns and PROWs.
- f) Views and perceptual qualities inside and outside of the area.
- g) Local building styles and use of local materials.
- h) Avoidance of light pollution to protect dark skies for star gazing and wildlife.

This includes important details of the key heritage assets, which are predominately located within the Bretherton Conservation Area.

### *Evidence and Justification*

- 6.3. Most of the area is in the protected Green Belt, so there is no presumption in favour of development, as most buildings are considered inappropriate to keeping land permanently open, in both a spatial and visual sense.
- 6.4. In December 2023, the NPPF was revised to specifically add the words ‘and beautiful’ to make Section 12; ‘*Achieving well-designed places **and beautiful places***’. The opportunity for community orchards and parks should be considered. Planning Practice

Guidance of relevance includes Design: process and tools, Green Belt, Historic environment, Light pollution, Tree Preservation Orders, and trees in conservation areas.

- 6.5. The policies of the National Planning Policy Framework underpin the policies of the Bretherton Neighbourhood Plan and through the Design Codes seek a well-designed and beautiful place.
- 6.6. The relevant policies in the Development Framework are also useful at *setting out the requirement to protect, conserve and enhance Central Lancashire's places of architectural and archaeological value and the distinctive character of its landscapes.*
- 6.7. There are also policies at the National and local levels concerning the protection of heritage assets and landscape character to govern future Place Making.

### **Design Code**

- 6.8. The purpose of the Design Code is to preserve and enhance the character of the village and its surroundings, particularly in regard to heritage, including within the Conservation Area and with regards to sustainability, as flood mitigation, green infrastructure and energy efficiency are key to the vision and objectives of the Neighbourhood Plan.
- 6.9. The code covers design issues such as materials to be used, scale of new buildings in proportion with neighbours, energy efficiency and sustainable drainage (SuDS). These will help to ensure that as any new development comes forward, it responds to its context and supports and enhances the quality of the existing local character.

## RURAL ECONOMY

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*NO 2: To support and encourage new and existing businesses and local economic growth opportunities.*

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### Policy LE1 – Rural Economy

The sustainable development of new and existing businesses and organisations to allow them to prosper as they evolve to an appropriate scale, particularly on existing brownfield sites, where it accords with the following:

- a) The enabling of people who wish to work from home and the establishment of new small businesses to a small local scale that supports the village.
- b) The sympathetic conversion of existing buildings for business and enterprise, and the appropriate modification of those buildings to provide office and workshop accommodation.
- c) The diversification of farms and rural businesses, together with small scale leisure activities, and tourism.
- d) The development of new and existing agricultural and horticultural enterprises as they evolve and adapt to technological change.

### *Community views*

- 6.10. The Business Survey and Not for Profit Survey was circulated to all private sector and non-profit organisations in Bretherton (30 separate entities). Thirteen responses were received by the Parish Council.
- 6.11. Comprehensive responses were submitted by Lilford Estate, GA Pet Food Partners, and the Old Corn Mill. These responses were site specific and sought support for the current operations and future ambitions for each respective site. Consultation meetings were held following requests from Lilford Estate and the owners of the Old Corn Mill, to better understand site issues. Key requests arising from the Bretherton Businesses and Non-profit survey responses were:
- I. To work collaboratively with landowners, as they have a direct and indirect impact on achieving the goals and aspirations of Bretherton residents.
  - II. The neighbourhood plan should support agricultural businesses, commercial businesses, diversification, tourism, and renewable energy as well as local housing.
  - III. Allocate a 0.52ha commercial/employment site to the west of Longfold Farm driveway to satisfy local needs for such facilities.

- IV. The allocation of the former car repair garage on North Road as a site suitable for redevelopment for residential use.
- V. Reallocation of a 1.13ha area between Iron Barn and The Apiary as a sustainable residential housing site allowing for affordable homes for young families in the village.
- VI. To extend the area (mentioned in item V) with a further area of 3.04ha to respond to identified local housing need as a sustainable extension to the existing allocation, as well as providing local needs housing.
- VII. To support and encourage the use of the Bretherton Clay Pits on Bretherton Road for fishing, especially for disabled anglers and as a wildlife habitat, to help sustain the economics and fishing club membership. The Clay Pits are a significant wildlife habitat asset that could be supported and enhanced with potential for improved access, on a permanent basis.
- VIII. The continued development of the bus route, to support visitors along North Road.
- IX. The redevelopment of the old Bamford's Mill site, currently an Antiques centre and Café on the corner of South Road and Marl Cop, into a building suitable for community and rural business uses.
- X. The support of small-scale commercial development, in the Green Belt, such as rural business and retail units.
- XI. In line with Site Specific Policy LE2 Plock's Farm (see later), to support and encourage GA Pet Food Partners ongoing development of Plocks Farm as a specialist pet food manufacturing plant, provided that they operate within their Environmental Pledges.
- XII. To support and encourage the development of the Site Specific Proposal ENE-1 - Asland Walks Energy Park – Green Energy (set out later).
- XIII. Asland Walks Energy Park, together with all the associated and ancillary development to enable Bretherton residents, and GA Pet Food Partners, to utilise the renewable energy generated.

#### *Evidence and Justification*

- 6.12. National and local planning policies seek a prosperous rural economy and the enabling of sustainable development. The Neighbourhood Plan seeks to build on these policies so future decisions steer sustainable growth. The scale and building design will be key considerations for application in making sure local character is not harmed. Best available techniques are required in all employment development to deliver carbon zero outcomes and a high quality built fabric to enhance the village character in accordance with the Bretherton Design Codes.

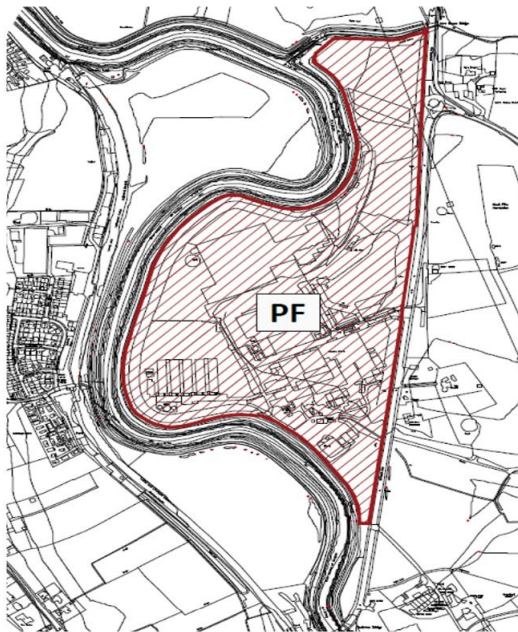


Site Specific Policy LE2 – Plocks Farm – GA Pet Food Partners – Large commercial enterprise

The further development of the Plocks Farm Site, in Figure 9, for advanced petfood manufacturing, in line with other Neighbourhood Plan policies, will be supported subject to:

- a) harnessing best available techniques to minimise odour and noise from the operations.
- b) minimising the volume of GA traffic passing through Bretherton village when accessing the distribution centre in Buckshaw Village, Chorley.
- c) upholding of the GA Pet Food Partners Environmental Pledges.
- d) co-operating with residents of Bretherton to provide opportunities for mutual assistance to sustain Bretherton as a place to live and work.

**Figure 9 Plocks Farm Policy Area and GA Environmental Pledges**



**Environmental Pledges:**

- 1. Not to compromise future generations;
- 2. Not to pollute the environment;
- 3. The sustainable use of resources;
- 4. Responsible disposal of waste;
- 5. Efficient use of energy;
- 6. Protect health of our colleagues and our communities;
- 7. Ensure safety of our products
- 8. Self check performance and audit
- 9. Effective communication
- 10. Seek perfection

*Evidence and Justification*

- 6.13. Figure 9 shows the Plocks Farm site, which is located at the west of the Bretherton Village area, and is bounded by the A59 to the east, and the meander of the river Douglas to the west.
- 6.14. GA Pet Food Partners has in consultation with Chorley Council progressed an agreed masterplan approach to establish the global advanced manufacturing facility. The business wishes to decarbonise and transition away from carbon-based energy sources to green energy. See Site Specific Proposal *ENE-1 Asland Walks Energy Park – Green Energy*. Further details of the company and its green pledges are at the website.  
<https://ga-petfoodpartners.co.uk/corporate-social-responsibility/>

## Housing

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*NO 3: To support the provision of appropriate scale quality housing and a choice of tenure to respond to identified local needs, particularly affordable homes, including specialist accommodation.*

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### Policy HO3 – Housing

Proposed housing development will be supported by the Parish Council where:

- a) it is of a small scale, and it responds to identified local needs, particularly if it provides affordable homes in the village, and/or specialist or adapted accommodation; and,
- b) it involves the sympathetic conversion, extension, or modification of existing buildings for residential accommodation.

Proposed housing development will not be supported where:

- c) it is excessive in scale for the size of the village and threatens the local character;
- d) it does not follow the principles set out in the Design Codes to preserve the character, heritage and sustainability of the village and/or the surrounding farm land.

## Community Views

6.15. The Community questionnaire asked residents about how many additional homes they felt were needed over the next 15 years, how these should be grouped and what the priorities for housing types were:

- I. The appearance of any new housing and impacts on existing housing, green space and traffic generation were the top ranked very important needed aspects.
- II. Impacts on local services, sustainability and impacts on flooding were also highly ranked 'very important' aspects of new housing development.
- III. 50% of the Priority 1 choice of site was for new homes to be created through the conversion of existing buildings.
- IV. Of 101 responses, 81% ranked building new homes on greenfield land as least preferred.

- V. The preferred grouping of new housing development was between one and five homes.
- VI. Retirement homes for current residents and affordable homes in the village for young people were identified as important.
- VII. Parking provision, adequate road widths and new housing that would blend in and not impact the existing infrastructure were identified as important considerations.

#### *Housing Needs Assessment*

6.16. The Housing Needs Assessment (HNA) evidenced this policy, as in overview people are forced to leave the village to access a broader choice of housing, either linked to affordability issues, or more suitable sizes and tenure types. The key conclusions of the HNA were:

1. There was robust evidence for a need for Affordable Housing in Bretherton and every effort should be made to maximise delivery.
2. Affordable housing models were tested in the HNA. It found that the *First Homes* model, (which is based on a discount applied to the market price of a new home), would not be viable in Bretherton, even at a 50% discount rate, due to the relatively high price of housing in the Parish.
3. The HNA found a demand for 22.4 affordable homes for ownership during the 15-year neighbourhood plan period. This number represents adequately housed people who can afford to rent but would like to buy a home in Bretherton.
4. The HNA found that 0.8 affordable rented homes per year (or a total of 12) were required over the 15-year neighbourhood plan period.
5. Due to the rural character and current profile the HNA assessment found only limited need for social housing.
6. The HNA found that the aging population of Bretherton indicates a minimum need for 8 further dwellings within the 15-year plan period to meet a higher standard of accessibility.
7. The HNA found an under-occupancy of homes of 82% and whilst policies to limit dwelling size were not advised, the suggested mix of dwellings should be predominantly 3 and 2 bedroom dwellings. The HNA found no requirement for new 4 or 5 bedroom dwellings in the 15 year plan period.

6.17. The Housing Needs Assessment: <https://www.brethertonneighbourhoodplan.com/>.

#### *Evidence and Justification*

6.18. The NPPF sets out the Government's planning policies for England and how these should be applied. There are a number of Planning Practice Guidance notes of relevance

to housing in particular the needs of different groups and for older and disabled people, and for rural housing. <https://www.gov.uk/government/collections/planning-practice-guidance>

- 6.19. As a minimum, the Housing Delivery Test is based on the following requirements: Preston 507 dwellings per annum (dpa), South Ribble 417 dpa, and Chorley 417 dpa. This relies on the Government's 'Standard Method' and use of Office of National Statistics 2014 based data. However, many commentators think that the Standard Method affordability assumptions are flawed, and data is old based on high growth rates that inflate the number of houses required. The Neighbourhood Plan will encourage the use of 'best available data'. The Government has promised a consultation on the way housing requirements are identified later in 2024.
- 6.20. Central Lancashire strategic spatial policies are based on a settlement hierarchy set out in Policy 1: *Locating Growth* concentrating on urban areas in the first instance, down to smaller villages. The overall housing requirement relevant to Bretherton is set out in Policy 4: Housing Delivery, Policy 5: Housing Density, Policy 6: Housing Quality and in Policy 7 Affordable and Special Needs Housing.
- 6.21. The Chorley Local Plan (2012-2026) Policies Map Adopted July 2015 shows that almost all the area of the village is Green Belt. There are no housing allocations for Bretherton. Local Plan policies of relevance (set out in Appendix Three) are:
- Policy HS7 Rural Infilling; and,
  - Policy HS8: Rural Affordable Housing – Rural Exception Sites apply to the village.
- 6.22. Supplementary Planning Documents of relevance are:
- Affordable Housing SPD provides guidance on the range of approaches, standards and mechanisms required to deliver a range of affordable housing to meet local needs.
  - Open Space and Play Pitch SPD provides advice on how our open space and playing pitch policies are to be implemented.
  - Householder Design Guidance SPD relates to the design standards set on Design of New Buildings; House Extensions. It sets out the general principles which should be considered when designing an extension.

### *Summary*

- 6.23. Applicants are encouraged to seek pre-application advice from Chorley Council at an early pre-planning stage so that local issues can be addressed as early as possible to avoid conflicts.

## NATURE

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*4. To ensure Biodiversity Net Gain to reverse the decline in Bretherton's wildlife by appropriate actions to minimise loss of species and maximise opportunities when open space is planned, such as new habitat, tree planting, protection of quality soils and, where appropriate, pond creation.*

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Policy NA 4 – Nature and Green Infrastructure: Woodland, Trees, hedgerow, watercourses, water bodies and agricultural land

When considering development applications:

1. Green infrastructure should be retained wherever possible to minimise harm and proposed development that would lead to loss of these elements would not normally be supported.
2. Enhancement of biodiversity of a minimum of 10% is required, although the Neighbourhood Plan in identifying loss of species as a particular problem encourages additional contributions wherever possible. Therefore, applications should maximise opportunities to enhance biodiversity, and on site enhancement is the strong preference to address loss of farm birds, hedgehogs, and other species in decline. Proposals that do not demonstrate they maximise opportunities would not normally be supported.
3. Any new development proposals will need to ensure planting schemes of native species of woodland, trees, and hedgerows with features for nesting birds and bats.
4. Boundary treatments of all development should be of native hedging and trees rather than fencing. Where fencing cannot be avoided, gaps should provide for hedgehogs and amphibians.
5. Applications on sites where hedgerows follow the historic field plans will be expected to include plans to ensure these field boundaries are retained and enhanced.
6. Planting of orchards/fruit trees will also be supported.
7. For the purpose of this policy significant trees are mature trees and they include the trees that are the subject of Tree Preservation Orders, as illustrated in Fig 4.
8. Planning applications must include steps to protect existing wildlife and habitats as well as enhancing biodiversity, for example the provision of integrated swift and bat boxes, bee bricks and hedgehog highways.
9. Development which harms local ecology or does not maximise opportunities will not be supported.

### Community views

- 6.24. One hundred per cent of respondents to the residents survey said they considered local wildlife as very important (86%) or quite important (14%).
- 6.25. The majority, 67%, of residents wanted more action taken to make the area more welcoming to wildlife. Suggested actions to support biodiversity included: creating wildflower road verges; planting more woodland; preserving existing ponds and creating new ponds; leaving wider field margins; increasing the amount of hedgerow and reducing hedge flailing; and leaving stubbles on fields over winter.
- 6.26. Of concern was 43% of questionnaire respondents reported a decrease in the number and variety of species of wildlife seen in their gardens. Significant declines were noted for hedgehogs and butterflies. Bird species with observed declines included owls, lapwing, and swallows. This accords with the national findings of severe decline in the farmland bird species in the farmland bird survey.

### Evidence and Justification

- 6.27. Based on the Environment Act 2021, this policy seeks biodiversity net gain in support of the Local Nature Recovery Strategies. It recognises the strong relationship Bretherton has with its green infrastructure, which comprises elements of woodland, trees, hedgerows, meadows, grasslands, watercourses, lakes, and ponds, etc. It responds to the reported decline in nature particularly hedgehogs, barn owls and farm birds.
- 6.28. Lakes, ponds, and watercourses which make a significant contribution to the Neighbourhood Area are the River Douglas, the River Lostock, Wymott Brook and Carr Brook, their banks and riverine surroundings, the fishing ponds at T 'Clay 'Ole and off Sollom Lane, and farmland ponds.
- 6.29. Since 1950 England has lost 50% of its farmland ponds, and Bretherton is no exception. Therefore, it is the view of the community that support will be given to the reinstatement of former ponds and restoration of current ponds, which provide better results in terms of enhanced biodiversity than the creation of new ponds (Norfolk Ponds Project, University College London).
- 6.30. The Design Code contains useful information on page 44. The aim is to develop a multi-functional green infrastructure network made up of all the elements to support ecosystem services. Of note the Environment Bill had its first reading on 30 January 2020, so this date forms the legal baseline for the purposes of planning and any degradation of the environment since this date should be recorded and reported to the Environmental Protection Office.



- 6.31. Invasive non-native species of flora are increasing along the watercourses and need to be managed out. Bretherton has a low percentage of woodland cover (3%) compared to the average for England (14%). Historically, the extent of the woodland in the parish has not changed significantly since the nineteenth century – with one notable exception: pre-twentieth century the land adjoining almost every house (and especially those along South Road) in the parish was planted as an orchard. This would have provided a significantly more biodiverse habitat than is the case today. Therefore, landscape changes which increase the extent of mixed native woodland or orchards will be welcomed. For further information about woodland and other aspects of green infrastructure, please refer to the appendices.

## LOCAL GREEN SPACES

- 6.32. The NPPF, in paragraph 101, allows communities to use the ‘Local Green Space’ designation “to identify and protect green areas of particular importance to them.” The criteria, in paragraph 102, state the green space must be:
- a) In reasonably close proximity to the community, it serves; and
  - b) Demonstrably special to the community by having a particular local significance, for example due to its beauty, historic significance, recreational value, tranquillity, or richness of its wildlife; and
  - c) Local in character and not an extensive tract of land.
- 6.33. Three spaces have been identified that comply with all the above criteria and are thus designated Local Green Spaces, being:
- 1. Clay ‘Ole ponds on Flag Lane
  - 2. Bank Hall woodlands
  - 3. Woodland and field path and tracks off Eyes Lane

## TRANSPORT

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*NO 5: To work with the appropriate authorities to reduce the impact of traffic passing through the village in terms of noise, safety, and roadside parking. To promote sustainable modes of local transport that offer more choice and reduce car dependency.*

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Policy TR5 Sustainable Transport and Traffic Generation

Planning applications should show how they have considered best practice for sustainable transport modes and reducing traffic generation, and mitigation of arising impacts.

Proposed development should support sustainable transport choices, in the following ways:

- integrate walking, cycling and access to bus services in the design of schemes.
- provision of sustainable transport infrastructure, such as the provision of stops, shelters, seating, secure bike racks. and other items.
- Improvements of the existing Public Rights of Way and cycle network.
- Provide contributions to enable the Parish Council to support the transport providers at the authority and county level:
- Provide Electric Vehicle Charging Points (EVCP). These are required for all new development, including domestic property arising from either a change of use or extension of a property.

Proposed development should highlight how traffic will be managed, including:

- Signage implementation scheme to direct traffic away from the village, including through traffic.
- Introduction of traffic calming measures on B-roads through support of the Parish Council and where appropriate in outlying rural lanes.
- Improving safety and easing traffic congestion, particularly around the primary school.
- The Parish Council encourages the provision of a new permanent car parking facility near to the school as appropriate in the context of other Neighbourhood Plan policies.

6.34. Although the Neighbourhood Plan may not be able to resolve all of the transport problems, as some matters are the responsibility of the highways authority and passenger transport executive, it is considered that it should seek to support decarbonisation and sustainable travel choices. New development must positively contribute to providing better bus services which integrate with transport networks outside the village, such as Croston railway station.

## Community Views

- 6.35. The Residents' Survey of 2022 recorded in relation to transport that Bretherton was not well served by public transport. A staggering 97% of respondents did not use the one way bus link to Croston railway station. Feedback suggests that the number 112 bus service is unfit for purpose, as it does not integrate with the A59 services. The circular service is, oddly, only one way, linking Bretherton to Croston with an hourly service (Monday to Saturday). The route via Ulnes Walton, Leyland and ultimately Preston, takes 1 hour 36 minutes, which is too long for commuters to access work or education. The absence of a return service using the same bus stops in reverse order is a clear omission. People recommended the bus service should be re-routed from the North Road/Carr House Lane junction to provide better connectivity. It should link with trains from Croston station (hourly service Monday to Saturday) which runs between Preston and Ormskirk, or with bus service 347 linking Chorley with Southport (two hourly service) to better serve the community.
- 6.36. It was noted there is a more regular bus service operating along the A59 between Preston and Tarleton/Southport/Liverpool (services 2,2A and X2), however this is one mile away and pedestrians currently have to walk along a narrow unlit footpath, which most people consider is unsafe to use. Concerns about narrow footpaths were compounded, as along Carr House Lane and North Road, which present difficulties for pedestrians, also experiences fast speeding HGV and agricultural vehicles using the B5247 Carr House Lane and South Road.
- 6.37. There are also issues of 'on street' parking, particularly around the school. Many feel this is a clear accident threat. In the short term, there was a strong consensus for the introduction of a pedestrian crossing outside the school. In the longer term, the creation of a car park which removes vehicles from the road is an option to improve road safety. The Parish Council would encourage use of any future developer contribution for this purpose, and it supports residents' majority views in the survey for average speed cameras on North Road (B5248) and 20mph limits on some rural lanes in the Parish where pedestrians share space with traffic.
- 6.38. In terms of general comments, traffic and transport issues also emerged, including:
- The overriding concern of the residents raised in the survey was the high traffic volumes with 84% of respondents reporting occasional or regular issues in Bretherton.
  - There was also concern expressed about high speeding vehicles including agricultural vehicles and other HGV traffic.
  - The area in the Village around the school was the subject of particular concern about level of traffic and speed of traffic, particularly at peak times.
  - When asked to comment on potential mitigation measures, many respondents were in favour of a range of measures including average speed cameras and 20mph limits on minor roads.

- Although people enjoy walking and cycling, the feedback from the residents' survey was that some Public Rights of Way and pavements have been poorly maintained and/or are inadequate.

#### Evidence and Justification

- 6.39. The 2021 Census data shows that 53% of people in Bretherton had some form of employment. In this group, 4.5% had a journey of more than 30km to their workplace destination, 19.1% travelled between 10km and 30km with 22.7% under 10km. Of note, 41.2% of people worked mainly from home (although this was at the time of the Covid pandemic) and 12.4% had no fixed base. It is noteworthy that the percentage of people working from home has almost tripled from 14.7% in 2011.
- 6.40. In Census 2021, 89% of people used a car or van, either as a driver or passenger, and just 0.9% used public transport. This is exceptionally low. The balance is made up by bicycle, foot, or other means of transport. This information indicates that public transport is not adequate for people who work. Not only is Bretherton rural, but there has been under-investment in bus services for decades.
- 6.41. The NPPF says in Section 9. Promoting sustainable transport that Transport issues should be considered from the earliest stages of plan-making and development proposals, so that the potential impacts of development on transport networks can be assessed. Opportunities from existing or proposed transport infrastructure and to promote walking, cycling and public transport should be taken. The planning system should actively manage patterns of growth in support of these objectives.
- 6.42. Paragraph 100 of NPPF states: *Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails.* In addition, at the national level, there are relevant Planning Practice Guidance notes including: Transport evidence bases in plan making and decision taking, and Travel Plans, Transport Assessments and Statements.
- 6.43. The Central Lancashire Core Strategy sets out Policies for Sustainable Travel
- Strategic Objective 3: To reduce the need to travel, manage car use, promote more sustainable modes of transport, and improve the road network to the north and south of Preston; and
  - Strategic Objective 4: To enable easier journeys into and out of Preston City Centre and east/west trips across South Ribble, improve movement around Chorley, as well as safeguard rural accessibility, especially for mobility impaired people.
- 6.44. Of course, there are clear cross-cutting themes relating to achieving good design, promoting health and well-being, and tackling climate change. The approach focuses on a transport model that reduces the need to travel and seeks to change attitudes. A

key ingredient, after raising awareness about travel options, is the need to deliver reliable services so that public confidence grows in alternative transport modes and people do not revert back to previous preconceptions.

6.45. Catering for Sustainable Travel is a key policy theme for Chorley Local Plan, and it sets out its approach in policies:

- Policy ST1: New Provision or Improvement of Footpaths, Cycleways, Bridleways and their associated facilities in existing networks and new development.
- Policy ST2: Rail Facilities, Electrification, and Improvement
- Policy ST3: Road Schemes and Development Access
- Policy ST4: Parking Standards

6.46. The Parish Council will consider proposals against the Manual for Streets 2007 (or latest guidance) which explains how to design, construct, adopt and maintain new and existing residential streets. It helps to consider the needs of people and places to be put before cars and lorries. <http://www.gov.uk/government/publications/manual-for-streets>.

## ENERGY

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*NO 6: To identify and encourage sustainable energy options including community assets that support residents and businesses to transition to net zero carbon solutions.*

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Policy EN6 – Energy

To help tackle the climate crisis, all planning applications should focus on energy savings and reduce carbon emissions, such as:

- a) Minimise energy demands, by designing new development to be zero-carbon and promoting the retrofitting of existing property with measures to improve energy efficiency.
- b) Maximise energy efficiency through design and the incorporation of latest available technology.
- c) Utilise renewable energy and take a positive approach to renewable and low carbon energy schemes, particularly those that are community-led.
- d) Utilise low-carbon energy.
- e) Utilise other renewable energy sources.
- f) Retention of the existing building fabric, as appropriate.
- g) Avoid taking high grade farmland out of agricultural use.

Community views

6.47. The Residents' Survey results revealed that 80% of respondents are concerned about the rising costs of energy, with 77% concerned about the impacts and causes of climate change, 57% concerned about keeping their homes warm, and 53% were concerned about protecting their homes from extreme weather. Residents were interested in bulk purchasing opportunities for domestic fuel, oil, gas, coal, and wood, however less so for electric bikes, car sharing and LED lighting.

6.48. Of the respondents, 79% would support action to explore the scope for energy supply to be owned and produced locally. 80% would support action to explore what renewable energy projects could be viably developed for the benefit of the community. There was overall support for all forms of community owned renewable energy technologies including solar, wind, biomass, anaerobic digestion, and heat pumps.

Evidence and Justification

6.49. The purpose of this policy is to fulfil international commitments on reducing the nation's greenhouse gases in line with the Climate Change Act 2008. The NPPF makes clear the planning system should support the transition to a low carbon future and help



to shape places in a way that radically reduces greenhouse gas emissions. The *Future Homes Standard* and Building Regulations will set out the requirements for new buildings.

- 6.50. Tackling climate change is a cross cutting theme of the Central Lancashire Core Strategy. Policy 27: *Sustainable Resources and New Developments* states that the incorporation of sustainable resources into new development is expected and it sets out measures. There is also Core Policy 28: *Renewable and Low Carbon Energy Schemes*, which sets out: Proposals for renewable and low carbon energy schemes will be supported and planning permission granted where criteria are met relating to not having an unacceptable impact.
- 6.51. In Chorley Local Plan, Chapter 9. Tackling Climate Change sets out the tackling of climate change is a cross cutting theme of the Core Strategy. Improving the energy efficiency of new developments and encouraging renewable and low carbon energy generation in the Borough are key aims of the Core Strategy.

#### Sites for Renewable Energy Generation

- 6.52. Site Specific Proposal ENE 1 is a specific Proposal for Asland Walks Energy Park, which has significant potential for the generation of clean renewable energy, using a combination of photovoltaic arrays and wind turbine development. (See the site shown in Figure 10.) The Proposal seeks to bring together the unique set of circumstances that exist in Bretherton. The Parish of Bretherton includes a very large power consumer in GA Pet Food Partners (GA) who consume 20% of the whole of Chorley's commercial energy. GA is working jointly with Bretherton residents to provide a decentralised renewable energy resource, stored at Asland Walks and used directly by Bretherton Residents via a Local Energy Club, as well as by GA.
- The Bretherton Local Energy Club will receive twice the current electrical power consumed by residents, which will then be sold to the Club members, at a low cost, allowing residents to transition from carbon-based electrical power and heating to a renewable energy source. Should the agreed allocation of power exceed the needs of the residents, the balance will be sold to GA or other suppliers through the Grid and the funds generated will be used to pay for community projects in the Prish.



**Fig 10 Asland Walks Energy Park**

#### Site Specific Proposal ENE-1 Asland Walks Energy Park – Green Energy

Asland Walks Energy Park site, (shown in Figure 10), is an area considered potentially suitable for the development of solar and wind renewable energy infrastructure. Following consultation with local residents, and other local partners, the Parish Council will support the establishment of a community energy club if there is a clear community consensus and where the planning impacts are satisfactorily addressed.

The proposal should ensure:

- I) an amount (to be agreed) of the electrical energy generated is supplied to Bretherton businesses or residents or sold on their behalf to the grid
- In line with local plan policies also:
- II) Any development being designed and constructed to remain operational and safe in times of flood.
  - III) New landscaping, public access (where appropriate), and public understanding of the operations being fully considered as part of any development proposals.
  - IV) Any environmental and visual impacts are appropriately managed and mitigated.
  - V) Proposals respect nearby residential amenity.
  - VI) Enhancements and gains for biodiversity are delivered.

Overall, the planning balance would have to demonstrate the benefits clearly outweigh the harm to Green Belt and other environmental factors to show a clear positive planning balance that is required to demonstrate Very Special Circumstances, necessary to allow inappropriate development of land in the Green Belt. Therefore:

- VII) The proposal will result in benefits to the local community in Bretherton.

## Community Energy Survey

- 6.53 In December 2022, a further community survey was undertaken by *Locality* in conjunction with the Parish Council's *Energy Working Group* following a financial grant from the *Rural Community Energy Fund*. It was designed to capture the community's thoughts about the early stages of the Asland Walks Energy Park proposal and to provide them with the opportunity to highlight where residents may need more information in order to fully express their opinions on different aspects of the proposal. A full copy of the survey results is available at the website: <https://www.brethertonneighbourhoodplan.com/>.
- 6.54 A total of 292 written questionnaires were delivered to households in the village with 101 completed forms being returned, a 35% response rate which is reasonable considering the 2 weeks covered the Christmas and New Year Holidays.
- 6.55 Overall, there was general support for the scheme. Residents appeared to understand the wind turbine, and solar farm elements of the energy park, with the community energy scheme element appearing to be somewhat less clear.
- 6.56 One of the key elements of the Bretherton Energy Partnership model involves the installation of a smart meter at all households who are members of the partnership therefore respondents were asked if this is something they would be willing to do if the partnership business model proved to be viable.

## Evidence and justification

- 6.57 In Chorley Local Plan paragraph 9.4 it states: Government guidance encourages local authorities to consider identifying areas suitable for renewable and low carbon energy. Any formal proposals received by the Council for renewable or low carbon energy schemes will be supported provided they meet the criteria set out in Policy 28 of the Core Strategy.
- 6.58 The scheme is in early exploration phase and there are several planning issues and challenges such as the landscape impacts arising from a large turbine and ground mounted solar arrays and community consensus.

## WASTE

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*NO 7. To identify waste management options that encourage recycling to reduce landfill dependency.*

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### Policy WS7 – Waste

1. All applications should show how neighbourhood level waste impacts have been considered, including:

- a) the waste hierarchy for the reduction, reuse, and recycling of waste to minimise landfill, which is by definition unsustainable, should be evidenced.
- b) design of storage space to support recycling and reuse of waste and resultant waste minimisation and resource efficiency is recommended.
- c) waste disposal and other waste services, including suitable access for waste collection should minimise local impacts.
- d) construction waste is expected to be demonstrated as avoided, minimised, and managed in an overall sustainable manner.

### Community Views

6.59 The Residents' Survey revealed that most people think the waste service is good with only 5% of respondents considered that the refuse collection/ recycling could improve. However, some residents recommended a food waste/compostable, Tetra Pak, or fabric waste collection.

6.60 Fly-tipping and dog-fouling were issues of concern to respondents with 50% of respondents commenting that these problems could be improved upon. Despite the Council tip being very accessible, residents said they would encourage more village clean up and skip days.

### Evidence and justification

6.61 The NPPF should be read in conjunction with the Government's planning policy for waste. Planning Practice Guidance for Waste, 15 October 2015 Guidance is also relevant. A key environmental objective is to minimise waste and pollution.

6.62 Strategic policies are the responsibility of Lancashire County Council. It sets out its policies for waste management in the Joint Lancashire Minerals and Waste Local Plan, 2013, which identifies specific locations for development. There are no allocations for waste development in the Bretherton Parish Council Area.

- 6.63 The Central Lancashire Core Strategy refers to the household waste recycling centre at Farington near Leyland. Policy 27: *Sustainable Resources and New Developments* states (c) Appropriate storage space is to be provided for recyclable waste materials and composting.
- 6.64 Under a sub heading of *Green Infrastructure*, on page 8 of Chorley Local Plan there is reference to waste disposal and the network of green and blue spaces that lie within and between our towns and villages, providing multiple social, environmental, and economic benefits. It is a critical infrastructure, like road networks or waste disposal, and as such, should be well planned and maintained, and viewed as integral to development.
- 6.65 The Bretherton Design Codes Checklist also refers to waste, in so far as “Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours.

## WATER

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*NO 8: To work with relevant stakeholders to build climate resilience in water management to reduce the impact of flooding.*

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### Policy WM8 – Water management

The Neighbourhood Plan requires all planning applications to set out:

- a) How development reduces the demand for water, by ensuring best available techniques for maximising water efficiency.
- b) How wastewater is to be managed both on-site and off-site as not to add to local flooding issues arising from rainfall runoff and management of other waste water.
- c) Water management plans should mitigate impacts with sustainable drainage systems(SuDS) as set out in the Design Code (section 3.4.2). The location of SuDS features is naturally determined by topography (working towards the lower end of the site) and they must be outside of the key flood risk areas.
- d) the integration of bio-swales and/or rain gardens and/or permeable/porous (e.g. gravel) surfacing in their design to assist with surface water drainage to increase water absorption and slow the flow of water.
- e) Opportunities to integrate green roofs /walls should be explored where appropriate, which will assist in reducing water run-off volumes.
- f) The installation of water butts to collect rainwater/greywater from roofs and reduce water demand and the overall rainwater run off impact of any development. Rainwater harvesting systems are recommended for installation unless there are compelling reasons not to do so.
- g) For larger developments, it will be necessary for developers to commission independent water management surveys.

### Community views:

- 6.66 The Bretherton area is already impacted by flooding issues and as more intense rainfall is anticipated, this Neighbourhood Plan policy will support those at the national and local levels to ensure proper planning of development.
- 6.67 At the public consultation in November 2022, several people commented on adverse waste water/mains drainage issues in Bretherton. Some respondents referred to specific issues due to rural properties and septic tanks that are not connected to waste water/mains drainage. When commenting on water in the Resident's Survey, 18% of respondents were dissatisfied with waste water/mains drainage.



- 6.68 There were also general comments concerning drains that become blocked and do not cope with heavy rain, and combined drains, which sometimes become backed up. Road drainage is poor in places including on South Road and particularly near the school.
- 6.69 Specific issues reported included an overflowing sewer on South View during heavy rainfall; a broken culvert under Sarah Lane, linked to local flooding; poor flow in drains on Pompian Brow requiring regular cleaning; flooding linked to lack of maintenance ditches, which was raised by a number of respondents; culverts impeding the inspection and maintenance of ditches; surface water/flooding issues around Bamfords Fold/South View; and problems associated with pumping stations, including noise during pumping on Marl Cop.
- 6.70 In view of these existing issues, the Parish Council expect landowners, Chorley Borough Council, Environment Agency, and United Utilities to work together to improve the waste water infrastructure (e.g. the maintenance of ditches).

**Evidence and justification:**

- 6.71 Planners and developers have a responsibility to ensure future developments are sustainable and do not increase flood risk to the site or surrounding area. This is steered by national and local policy, and developers are required to consider all types of flooding and use sustainable drainage systems to manage surface water.
- 6.72 The responsibility to water supply and management of waste water falls under the responsibility of the Lancashire Flood Partnership. See more information at <https://thefloodhub.co.uk/>
- 6.73 Surface water flooding is an issue in parts of Bretherton village and higher rainfall at more frequent intervals is forecast for the future. The Design Code (section 3.4.1) notes that the risk of flooding from rivers across Bretherton is limited to the edges of the NPA boundary, along the River Douglas to the west, Carr Brook to the north, the River Yarrow to the south and the River Lostock to the east. Several ponds punctuate the landscape, predominantly to the south and east of the main residential area. Surface water flooding across Bretherton typically follows field boundaries and streets. Particularly high risk areas are located to the east of the main residential area and along front boundaries of properties along South Road. Properties in South View experience surface water flooding which additionally causes problems with foul water drainage.
- 6.74 The NPPF sets out the need for strategic policies to make sufficient provision for water supply and wastewater as new development is planned. Development contributions should cover the cost of water management infrastructure arising from a development. Reference should be made to Sections 14 and 15 of Planning Practice Guidance for Water supply, waste water and water quality (22 July 2019).

- 6.75 Reference should also be made to the information on Water management in the Central Lancashire Core Strategy (Strategic Objectives 23 and 24, and Section 12 on Climate Change, and to the Chorley Local Plan which directs development away from areas of high flood risk).The Central Lancashire Core Strategy (Policy 29 – Water Management) sets out that development should improve water quality, water management, and reduce the risk of flooding.

## COMMUNITY INFRASTRUCTURE

### NO 9. To identify and promote community facilities, amenities, and infrastructure that will ensure that Bretherton continues to thrive

#### Policy CI9 – Community Infrastructure

All applications will be considered in terms of their impacts to existing and new community facilities. Harm to community facilities is discouraged and positive contributions are sought.

Buildings considered an Asset of Community Value are:

- St John’s Parish Church and churchyard
- Congregational Church and churchyard
- Bretherton Parish Institute
- The Blue Anchor Public House
- The Old Corn Mill
- Bretherton Endowed Primary School
- The Fletcher Building
- Bank Hall

The Neighbourhood Plan will designate Local Green Space at the following locations:

- Bretherton Cricket Ground
- Bretherton Recreation Ground
- Area between Bamford’s Fold and the Apiary
- Paths and woodlands along Eyes Lane
- Carriage Drive and adjacent woodland
- War Memorial and surroundings including benches
- Field behind the Congregational Church
- Triangle of land outside the Malt House, South Road

Local Green Space should be accessible to the public, so applications will be considered in terms of impacts on the existing Public Rights of Way. New PROWs are encouraged to enable people to enjoy health and well-being benefits associated with exercising in green space. Early engagement with the Parish Council is encouraged.

#### *Community views*

6.76 Bretherton has one primary school, which is at capacity, and it makes it difficult for incoming families to have children educated locally. Residents responding to the survey

mentioned the school as a village asset but remarked about problematic parking at drop off/pick up times.

- 6.77 The village lacks health provision and residents are obliged to travel to Croston to see their G.P – either at Croston Medical Centre or Croston Village Surgery. Health services are stretched and waiting times for appointments are increasingly long. Getting through by telephone is said to be problematic and services are inaccessible for people without their own transport. The limited access to facilities led to some respondents, particular those of older age groups, indicating that they may be unable to remain in Bretherton in 5 or 10 years' time.
- 6.78 Sadly, Bretherton lacks convenience and other retail outlets, meaning people have to travel for goods and services and this is seen as a negative feature of living in Bretherton.
- 6.79 The most popular outdoor hobby is bird watching, with running, horse riding, local history and photography also scoring well.
- 6.80 Respondents to the questionnaire reported high levels of interest in the rural environment around the village, with over 80% indicating that wildlife is very important to the life of the village, and 69% recommending the Neighbourhood Plan does more to protect nature.
- 6.81 A significant majority mentioned the rural environment as of particular importance to the maintenance of health and well-being, with many citing this as a major positive about living in Bretherton. More than half of people who have moved into Bretherton, (52%) referred to it as an “attractive area” as a main reason for coming, and 86% of survey respondents considered the current Conservation Area should either be preserved as it is or enlarged.
- 6.82 Residents actively engage with their surroundings, with 75% of survey respondents saying they walk in Bretherton weekly, with nearly 40% cycling weekly or monthly. The poor condition of pavements and pot-holed roads was highted as this discourages walking and cycling. Almost one third of people said they would like more sport and fitness facilities in Bretherton, some favoured outdoor gym equipment.
- 6.83 For a small village, Bretherton has an impressive array of sports and social clubs (seven at the time of the survey) and village initiatives (ten). The majority, 90%, of respondents reported either being members of village clubs, or being pleased these were available, and 50% reported being involved in more than 3 village initiatives with a further 40% being pleased they are available.
- Bretherton Recreation Ground includes a football pitch, tennis court, children's playground, bowling green and boules pitch. This is an important green space, with parking area, widely used and valued by the community.

- Bretherton Cricket Club is active and allows use of its ground for community events – e.g. village bonfire. Fishing facilities include Stroat Hall, Back Lane, and Sollom Lane fishing ponds.
- Some respondents to the survey commented that Bretherton would benefit from a village hall. Currently, there are two halls within the village – at the school and the Congregational Church – which can be hired for indoor events or regular meetings. In addition, the Village Institute is a centrally located sports and social venue and was the most popular members' organisation among survey respondents.

## MONITORING

- 7.1 Bretherton Parish Council is keen to performance check the neighbourhood plan to ensure it yields the outcomes that are locally agreed. The policies of the Neighbourhood Plan will be reviewed and refined as necessary to ensure consistency with national and local planning policy and to ensure the locally agreed vision and strategic objectives are delivered.
- 7.2 The Parish Council wishes to work with Central Lancashire and Chorley Council planners and other stakeholders in a positive way to ensure a strategic approach to local issues and to avoid possible conflicts and potential problems.



## 8. GLOSSARY OF TERMS

**Adoption** – The final confirmation of a development plan by a local planning authority.

**Conformity** - There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy

**Development Plan** - Includes the adopted Preston Local Plan (2012 – 2026), Central Lancashire Core Strategy (July 2012) Chorley Local Plan (February 2012-2026) and any future adopted Local Plan which may replace it, and Neighbourhood Development Plans which are used to determine planning applications.

**Evidence base** - The background information that any Development Plan Document is based on and is made up of studies on specific issues, such as housing need for example.

**Green-space** - Those parts of an area which are occupied by natural open space, parkland, woodland, sports fields, gardens, allotments, and the like.

**Housing Need Assessment (HNA)** – A housing needs assessment aims to provide evidence on a range of housing trends and issues from a range of relevant sources.

**Independent Examination** - An assessment of a proposed Neighbourhood Plan carried out by an independent person to consider whether a Neighbourhood Development Plan conforms with the relevant legal requirements.

**Infill Development** – small scale development filling a gap within an otherwise built up frontage.

**Infrastructure** – Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education, and health facilities.

**Legislation** - The Acts of Parliament, regulations and statutory instruments which provides the legal framework within which public law is administered.

**Local Plan** – the Plan for future development of the local area, drawn up by the local planning authority. This forms part of the Development Plan.

**Localism** - Shifting power away from central government controls to the local level. Making services more locally accountable, devolving more power to local communities, individuals, and councils.

**Local Lead Flood Authority** - Prepare and maintain a strategy for local flood risk management in their areas, coordinating views and activity with other local bodies and communities through public consultation and scrutiny, and delivery planning. Lancashire County Council is the LLFA for the area.

**Local Planning Authority** - Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, county council, a unitary authority or national park authority. For Bretherton this is Chorley Borough Council.

**Made** – terminology used to indicate a Neighbourhood Plan has been adopted.

**National Planning Policy Framework (NPPF)** – sets out the Government’s planning policies for England and how these are expected to be applied. The current version of the NPPF was published in February 2021 and it was last updated in December 2023.

**Neighbourhood Development Plan** – A local plan prepared by a Town or Parish Council (or Forum) for a particular Neighbourhood Area, which includes land use topics. Once made this forms part of the Development Plan.

**Previously Developed Land** - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) 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.

**Public Open Space** - Open space to which the public has free access, and which fulfils, or can fulfil, a recreational or non-recreational role (for example, amenity, ecological, educational, social, or cultural uses).

**Public Right of Way** – Paths on which the public has a legally protected right to pass and re-pass.

**Section 106 Agreement** – Planning obligation under Section 106 of the Town & Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal.

**Stakeholder** – People who have an interest in an organisation or process including residents, business owners and national organisations and government departments

**Sustainable Communities** – Places where people want to live and work, now and in the future.

**Sustainable Development** – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

**Sustainability Appraisal** – An appraisal of the economic, environment and social effects of a Plan to allow decisions to be made that accord with sustainable development.