

Bretherton Neighbourhood Plan

Second Draft Version for Consultation

14th April 2025 – 26th May 2025



Hard copies of this document will be available to view in Bretherton Parish Institute and the Corn Mill Antiques Centre and Café.

It is also available as a pdf document on our website

www.brethertonneighbourhoodplan.com

You may request a text copy by contacting bretherton.np@btinternet.com or by telephoning 01772 600750.

Copies will also be available to read at our Open sessions. Please see the flyer for more details.

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- 4 Responses with Actions to Consultation on First Draft 2024

All figures and maps shown in this document can also be found in larger format on the website to assist accessibility.

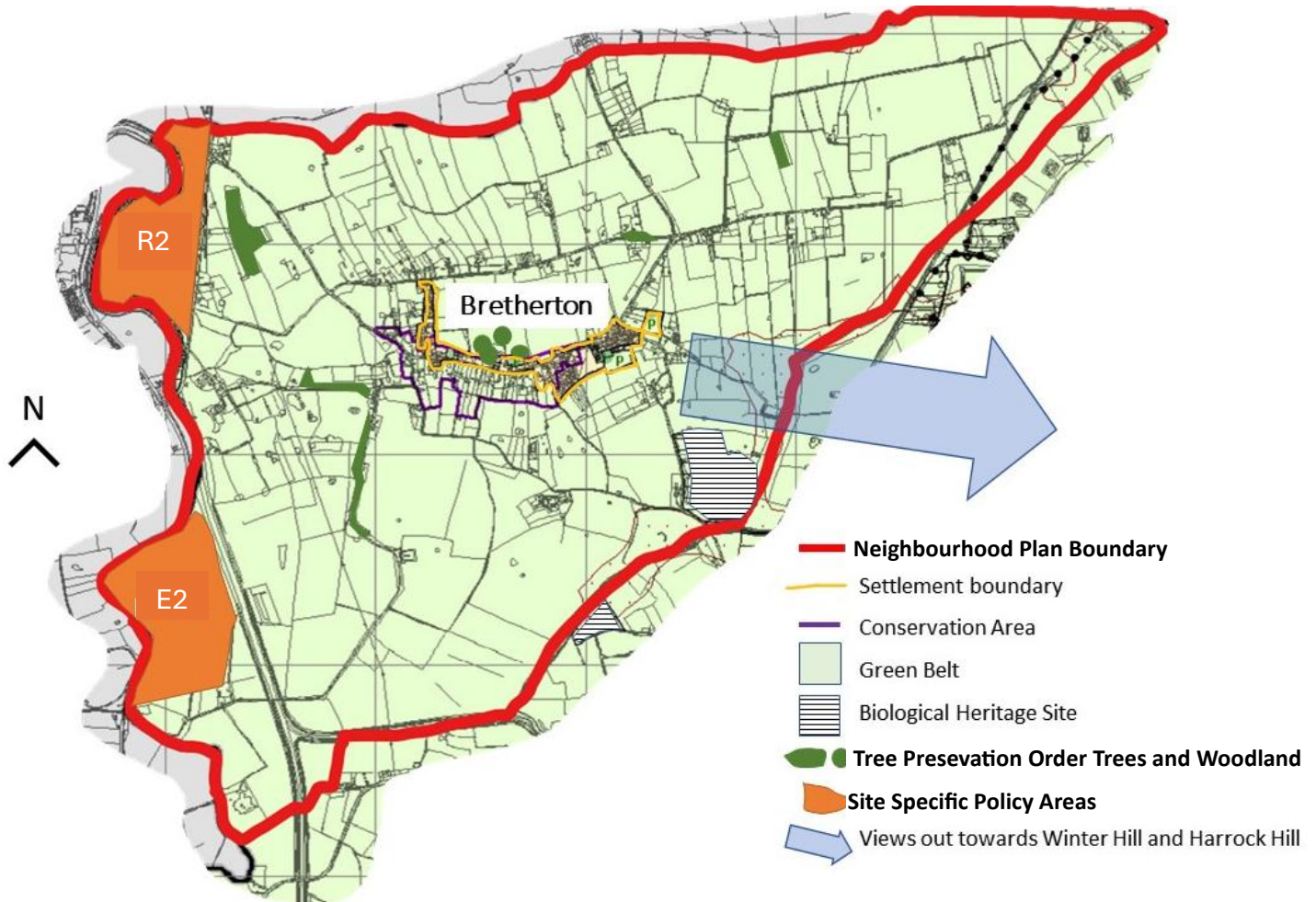
1 INTRODUCTION

- 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 Green Spaces, 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 Pre-submission Consultation Draft Neighbourhood Plan has been progressed by Bretherton Parish Council engaging with residents, businesses, local landowners and other stakeholders 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 2025-2040).
- 1.4 You are invited to comment on this draft as part of the Consultation Process as outlined in regulation 14 of the Neighbourhood Planning Regulations.

Neighbourhood Plan Area

- 1.5 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).
- 1.6 All the background documents for the Pre-submission Consultation Draft Neighbourhood Plan are available to view and download here: <https://www.brethertonneighbourhoodplan.com>

Fig 1: Neighbourhood Plan Area



Neighbourhood Plan Programme

- 1.7 This Pre-submission Consultation Draft Neighbourhood Plan has been written based on thorough engagement with a variety of stakeholders. First, we undertook a residents' survey and a business/not for profit survey during July and August 2022. The results of these surveys informed our draft Vision and Objectives which in turn informed the development of policy. We then held a drop in event at Bretherton Endowed School in November 2022. This was followed in December 2022 by a survey to assess local views about the Asland Walks Energy Park.
- 1.8 Based on the above engagement, the Bretherton First Draft Neighbourhood Plan was written and went out for consultation from 15th March 2024 to 15th May 2024. Residents and Stakeholders were invited to comment, and, based on the feedback, the Neighbourhood Plan document has been refined appropriately.

- 1.9 This Bretherton Pre-submission Consultation Draft Neighbourhood Plan will be out for consultation on 14th April 2025 to 26th May 2025. Again, everyone is invited to comment and, based on the feedback, the Neighbourhood Plan document will be amended as appropriate and progressed in accordance with the programme set out below:
- **Pre-submission draft** to seek final comments before submission.
 - **Submission Stage** the Neighbourhood Plan will be submitted for examination once any necessary amendments have been made after consultation.
 - **Examination** by an independent Examiner to ensure the Draft Plan meets the Basic Conditions as set out in legislation. The main ones are that it is in general conformity with Strategic Policies in the Local Land and National Policy (as set out in the National Planning Policy Framework).
 - If found to meet the Basic Conditions, 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’.
- 1.10 Please send comments to: bretherton.np@btinternet.com or to the Parish Clerk, 12 The Avenue, Penwortham, Preston, PR1 0SU.
- 1.11 Once consultation is complete, amendments will be made, and the Plan will be submitted to Chorley Council (the Council) who will appoint an independent Examiner to make sure the plan meets the Basic Conditions. If the Plan is subsequently approved in a referendum of people who live in the Parish, the plan will be ‘made’ by the Council. 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>.

National and Local Planning

- 1.12 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 Codes and other work may extend the timetable.
- 1.13 At the time of writing this draft Plan, (March 2025) the Regulation 19 publication version of the emerging Local Plan for Chorley, Preston and South Ribble, the Central Lancashire Local Plan, is out for consultation. It will supersede the Central Lancashire Core Strategy and the Local Plans for Chorley, Preston and South Ribble. It includes a proposed allocation for a housing site within the Settlement boundary in Bretherton. For more detail on the National and Local Planning Context, see Appendix B

2 BRETHERTON - A SPATIAL OVERVIEW

2.1 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.

2.2 Bretherton is located to the north of Croston, in the west of Chorley Borough, at the boundary of the West Lancashire and South Ribble districts.

Local character

2.3 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.

2.4 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:

- *Conserve, manage and enhance the river systems and wetlands;*
- *Work with landowners and land managers to protect, enhance and strengthen the network of farmland features in this agricultural plain landscape;*
- *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,*
- *Promote and manage recreational and access opportunities, at the same time as conserving the natural and cultural heritage.*

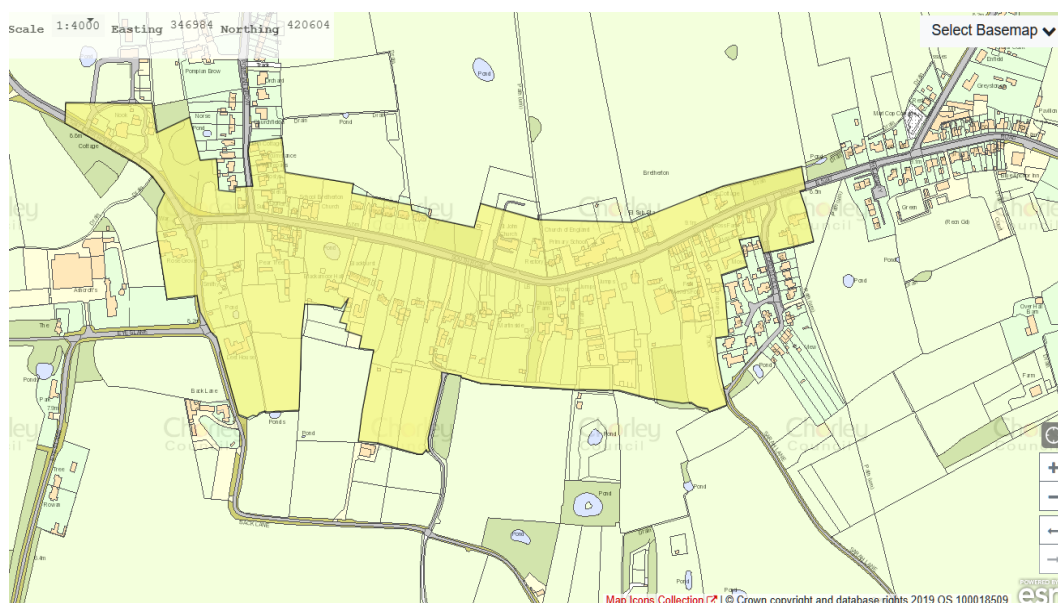
2.5 Lancashire County Council has also developed advice on landscape policy and design. Further details are here:

<https://www.lancashire.gov.uk/council/strategies-policies-plans/environmental/landscape-strategy/>

History

2.6 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.

Fig 2: Bretherton Conservation Area



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

- 2.7 Bretherton has a Conservation Area (shown in Figure 2), which was designated in February 1990. 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

- 2.8 According to Historic England there are 19 listed buildings and structures in Bretherton. Two properties in Bretherton are Grade II* listed (Carr House and Bank Hall), and seventeen are Grade II listed, please refer to the Neighbourhood Plan website. Grade II* listed buildings are '*particularly important buildings of more than special interest*', (Historic England grade definitions).

Background

- 2.9 Prior to the reign of Edward III (1327 – 1377) Bretherton was the manorial residence of the Banastre family. Carr House to the northwest 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' family. 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 Chorley Civic Society 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.

- 2.10 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; and 113 properties and gardens. Bretherton’s historic past is linked to producers who took their produce by horse and cart to Preston market.
- 2.11 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’.
- 2.12 Bank Hall on the western edge of the Parish, was 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 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 English 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 Northwest 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.
- 2.13 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 established in approximately 1846 based on baptismal records, which has since been converted into a dwelling.
- 2.14 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.
- 2.15 The Old Corn Mill has been retained and repurposed as an antique centre with a café.
- 2.16 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.

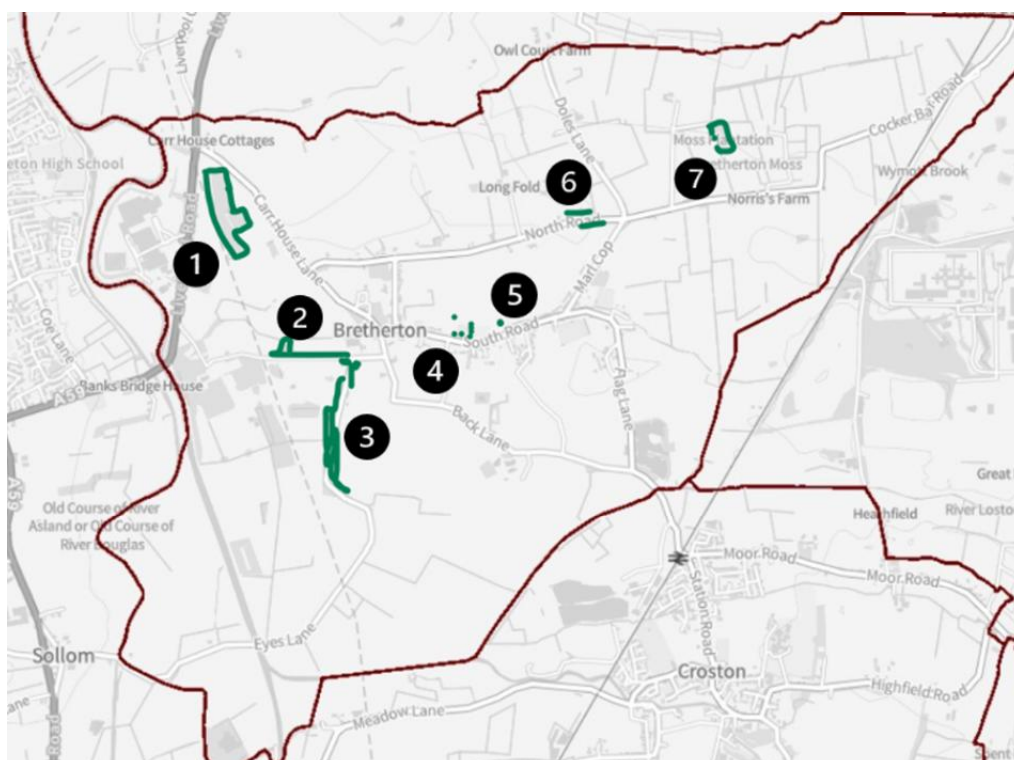
Sustaining heritage assets

- 2.17 Consistent with the requirements of Paragraph 196 of the National Planning Policy Framework (NPPF), this Neighbourhood Plan recognises that heritage assets in Bretherton make a positive contribution to the local character and distinctiveness of the Parish. The Plan seeks to support appropriate new development where it sustains or enhances the significance of heritage assets, including; listed buildings, the conservation area and any locally listed buildings.
- 2.18 Grade II* listed Bank Hall is noted as a ‘particularly important building of more than special interest,’ which also has a function as a visitor attraction, hosting an ongoing programme of fundraising through educational, leisure, and cultural events. The Friends of Bank Hall also provide valuable volunteering opportunities, with roles available in supporting its events team and caring for the grounds and walled garden.

Tree Preservation Orders

- 2.19 Figure 3 shows group and individual Tree Preservation Orders (TPOs), identified on the Council’s Maps.

Fig 3: Tree Preservation Orders Map

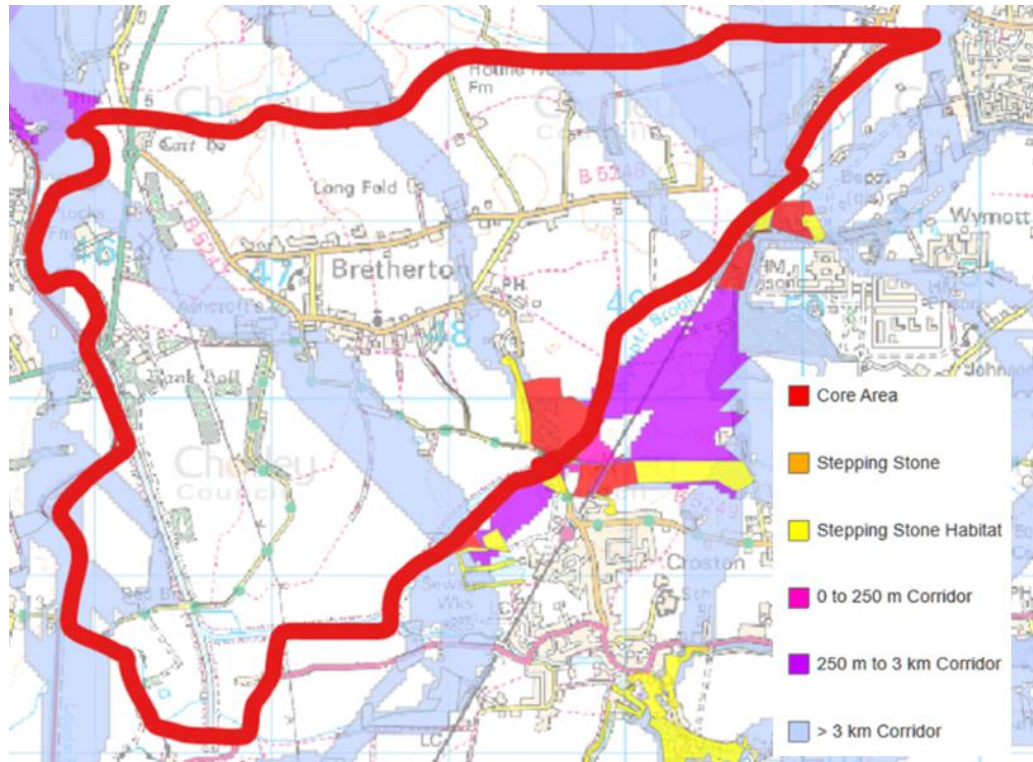


<https://myaccount.chorley.gov.uk/MyChorley.aspx?iv=tabs&layers=Tree%25Preservation%25Orders>

Nature

- 2.20 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.
- 2.21 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.
- 2.22 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.
- 2.23 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.
- 2.24 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 northwest to the southeast, as shown in Figure 4.
- 2.25 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.

Fig 4: Neighbourhood Plan Ecological Network Grassland



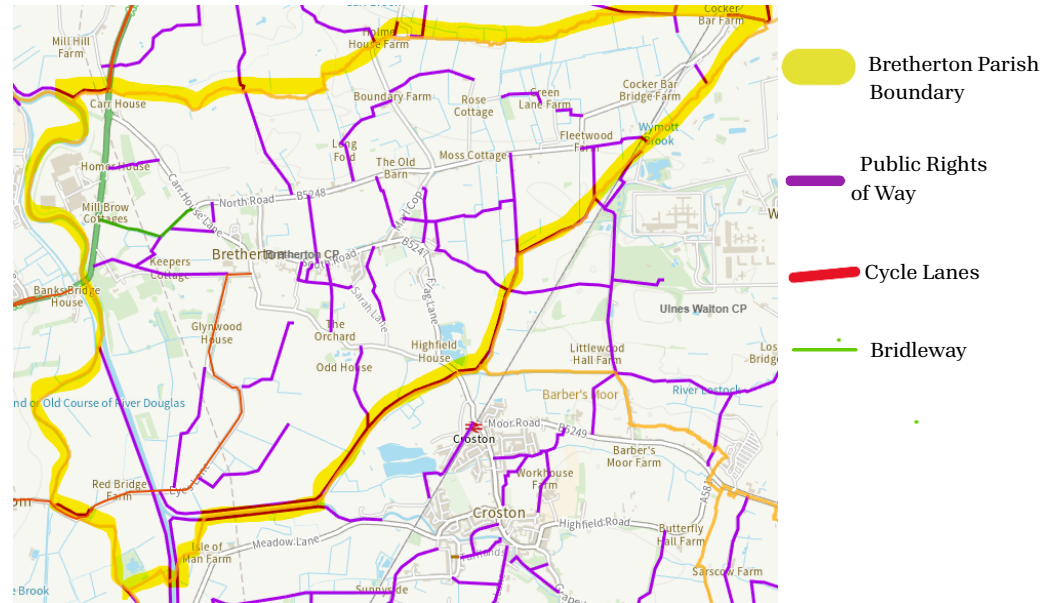
Lancashire CC Ecological Network Grassland <https://mario-lancashirecc.hub.arcgis.com/datasets/grassland-ecological-network-at-3km/explore?location=53.676601%2C-2.780031%2C14.00>

- 2.26 Red brick is the primary building material; the subdued tones of the older brick houses and farmsteads are well integrated within the landscape.
- 2.27 In Autumn 2022 Bretherton was the winner of the Champions' Class in the Lancashire Best Kept Village Competition. This was a superb achievement for the village and a demonstration of the effort of the Parish Council, along with residents and others interested in improving the quality of the area.

Access

- 2.28 Bretherton is located to the southwest of Leyland and to the east of Tarleton. The village has developed in a linear form around the two main roads of South Road and North Road that extend across the parish. Bretherton has not been served well by public transport, but following representations by the Parish Council and residents an enhanced bus service is due to commence from the end of March 2025. The nearest train station, shops, doctors' surgeries, and high school are in Croston which is over a mile away
- 2.29 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.

Fig 5: Cycle Lanes, Public Rights of Way and Bridleway



Summary

- 2.30 The factors set out above, along with the evidence base, the Community Consultation and the Bretherton Design Code document informed the development of this Pre Submission Consultation draft, the Neighbourhood Plan Vision, objectives, and policies. They will continue to do so through the rest of the Plan development process and they will inform the determination of Planning Applications in Bretherton once the Plan is made.

3 VISION AND OBJECTIVES

3.1 Vision

The community, via the Neighbourhood Plan has provided 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 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, landscape and biodiversity.

3.2 Neighbourhood Objectives

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 Way, 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, including specialist accommodation.*
- 4) *To ensure Biodiversity Net Gain (BNG) and reverse the decline in Bretherton's wildlife by appropriate actions to minimise loss of species and maximise opportunities when open space is planned, for example by new habitat, tree planting, and, where appropriate, pond restoration and 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.*

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.

4. POLICIES

This Section sets out the policies to respond to the key issues identified earlier in the document.

List of Neighbourhood Plan Policies:

- Policy L1 – Local Character
- Policy R1 – Rural Economy
 - Site Specific Policy R2 – Plocks Farm – GA Pet Food Partners
- Policy H1 – Housing
- Policy N1 – Nature: Green and Blue Infrastructure, woodland, trees, hedgerow, watercourses, water bodies and agricultural land
- Policy T1 - Sustainable Transport and Traffic Generation
- Policy E1 – Energy
 - Site Specific Policy E2 - Asland Walks Energy Park
- Policy W1 – Water Management
- Policy C1 – Community Infrastructure

4.1 POLICY L1 - LOCAL CHARACTER

Policy L1 – 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

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 document that make Bretherton a distinct place. Factors to be considered include, but are not limited to:

- a) Built 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 Tree Preservation Orders).
- e) Settlement, road patterns and Public Rights of Way.
- 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.

Intention

- 4.1.1 The policy has been written to meet Objective 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.'
- 4.1.2 This policy does not seek to impact any seasonal agricultural operations.

- 4.1.3 The purpose of the Design Code is to preserve and enhance the character of the village and its surroundings, particularly regarding heritage, including within the Conservation Area and with regards to sustainability, as flood mitigation, green and blue infrastructure and energy efficiency are key to the vision and objectives of the Neighbourhood Plan.
- 4.1.4 The code covers design issues such as materials to be used, scale of new buildings in proportion with neighbours, energy efficiency and Sustainable Drainage Systems (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.

Justification

- 4.1.5 Chorley's Local Plan Policy V2: *Settlement Areas* identifies a Settlement Boundary around the main residential area of Bretherton within which there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within the Local Plan including policies on character and design.
- 4.1.6 Outside of the settlement boundary, the Parish is washed over by Green Belt which has strict restrictions on development as 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. There are some exceptions including for previously developed land (PDL) and agricultural related development and much of the latter is permitted development under *The Town and Country Planning (Development Management Procedure) (England) Order 2010*.
- 4.1.7 This policy in conjunction with the Design Code provides guidance on character and design for development whether within the settlement boundary or in the Green Belt with the exception of the industrial site at Plocks Farm which is previously developed land.
- 4.1.8 There is a conservation area in the Parish but there is as yet no conservation area appraisal to clearly identify the elements of character important to the area that might be useful to decision makers and applicants. The Design Code identifies such features and aims to guide proposals within or affecting the character area with regard to these elements. The conservation area includes some of the land within the Settlement boundary but not all and some Green Belt land. National Policy dictates that demolition, partial or otherwise, in Conservation Areas is normally only permitted in exceptional circumstances.

- 4.1.9 Chorley Council's Adopted Local Plan Policy *BNE8: Protection and Enhancement of Heritage Assets* also applies to proposals affecting the conservation area or any listed buildings in the area.
- 4.1.10 Even smaller developments such as housing proposals of fewer than 10 dwellings classed as minor development can have a positive or negative impact on the character of the area, especially where this is cumulative, so the policy applies to minor as well as major development.
- 4.1.11 The policies of the National Planning Policy Framework underpin the policies of the Bretherton Neighbourhood Plan.
- 4.1.12 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.

Interpretation

- 4.1.13 Future Development refers to any development that would require planning permission whether classed as major or minor development. It does not refer to proposals such as new agricultural development nor smaller household extensions that are classed as permitted development nor operations not classed as development.
- 4.1.14 Normal agricultural operations are not classed as development and therefore do not require planning permission and are not affected by this policy.
- 4.1.15 Artificial light is not normally classed as development so does not require planning permission, although,
- new development that involves lighting, for example external lighting proposed as part of an industrial or commercial scheme might
 - installation of a lighting scheme of such nature and scale that it would represent an engineering operation would do
 - as would illuminated advertisements.

Planning permission is normally required for lights mounted on poles or other similar structures or if the structures and installation are substantial and affect the external appearance of the dwelling. As such this policy only affects lighting when it is part of a wider development proposal.

Evidence

- 4.1.16 The Design Code document includes a chapter “Analysis and Design Codes” which presents an analysis of the neighbourhood area according to a series of themes. These help to understand the variation in character across the area and inform a series of design codes that will shape and influence future development across Bretherton.

4.2 POLICY R1 RURAL ECONOMY

Policy R1 – Rural Economy

The sustainable development of new and existing businesses and organisations to allow them to prosper as they evolve to an appropriate scale is supported, particularly if this is able to utilise previously developed land including where:

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

Intention

- 4.2.1 This policy has been written to meet Objective 2:
‘To support and encourage new and existing businesses and local economic growth opportunities.’
- 4.2.2 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 applications 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.

Interpretation

- 4.2.3 The Design Code has specific guidance on how to protect and enhance local character and landscape character. The Design Code does not specify a design approach for modern agricultural or industrial buildings, which may be appropriate to meet the needs of farms and industrial operations in the parish. Nevertheless, all developments should achieve a high quality of design in accordance with the Local

Development Plan policies, Supplementary Planning Design guidance, and best practice guidance.

Policy L1 (Local Character) applies equally to all future planning applications requiring them to protect and enhance Bretherton's rural character.

Evidence

- 4.2.4 The Business 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.
- 4.2.5 Comprehensive responses were submitted by various Lilford companies (referred to collectively as "Lilford Estates"), 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 Estates 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:
- a) To work collaboratively with landowners, as they have a direct and indirect impact on achieving the goals and aspirations of Bretherton residents.
 - b) The Neighbourhood Plan should support agricultural businesses, commercial businesses, diversification, tourism, and renewable energy as well as local housing.
 - c) To allocate a 0.52ha commercial/employment site to the west of Longfold Farm driveway to satisfy local needs for such facilities.
 - d) To allocate the former car repair garage on North Road as a site suitable for redevelopment for residential use.
 - e) To allocate 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.
 - f) To potentially extend the area (mentioned in item e) with a further area of 3.04ha for housing.
 - g) 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 'Ole is a significant wildlife habitat asset that could be supported and enhanced with potential for improved access, on a permanent basis.
 - h) The continued development of the bus route, to support visitors along North Road.
 - i) 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.

- j) The support of small-scale commercial development, in the Green Belt, such as rural business and retail units.
- k) In line with Site Specific Policy L2 Plocks 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.
- l) To support and encourage the development of the Site Specific Proposal E2 - Asland Walks Energy Park – Green Energy (see later).

4.3 SITE SPECIFIC POLICY R2 – PLOCKS FARM

GA Pet Food Partners (GA) Large commercial enterprise

Policy R2 Plocks Farm

The further development of the Plocks Farm Site, in Figure 6, for advanced petfood manufacturing 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.

Intention

- 4.3.1 The Plocks Farm site, operated by GA was originally an on-farm diversification project, that over the last 30 years has developed into a large pet food manufacturing facility and major employer in Chorley (650 people), with its distribution centre in Buckshaw Village. The intention is to provide a specific policy that both supports the continued use, while minimising any potential impacts on the local environment.

Justification

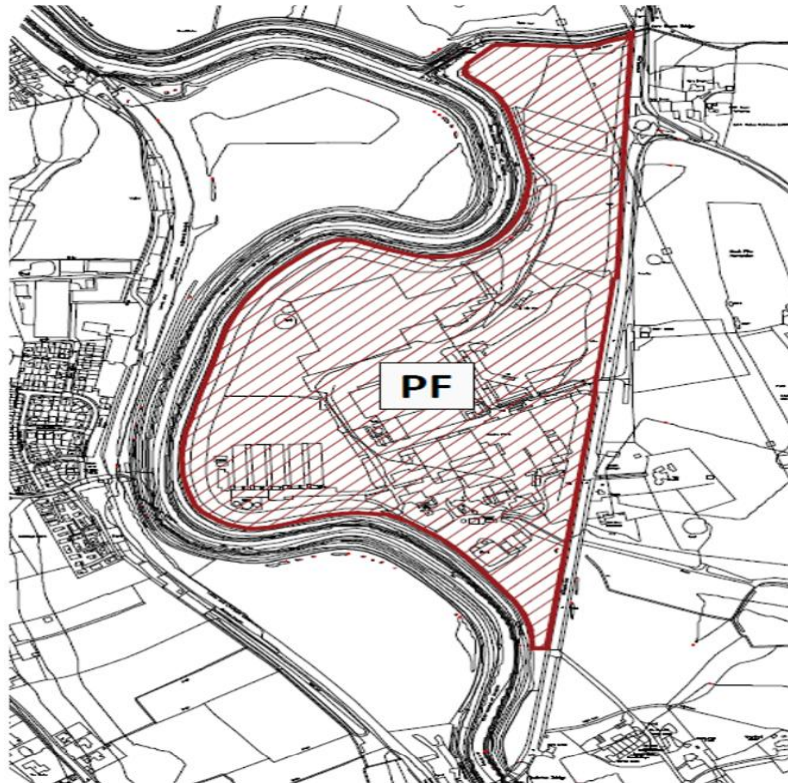
- 4.3.2 The Plocks Farm site is located in the Green Belt.
- 4.3.3 GA and Chorley Council, as the Local Planning Authority, agreed a strategy of producing masterplans for the development, so that a framework for future development was understood. The three Masterplans in 2003, 2010, and 2015 sought to look 10 years ahead and allowed Chorley Council to know what was being proposed in a strategic sense for planned growth while offering support for the development.

Interpretation

- 4.3.4 The site operates under an Environmental Permit. This policy supports the requirements to ensure that, at all times the site is operated using the “best available techniques” in terms of any odours or noise emissions.
- 4.3.5 The site operates 24/7, with Heavy Goods Vehicles travelling continuously between Plocks Farm, and the operator’s site in Buckshaw Village ensuring that traffic does not pass through Bretherton village, which would be the shortest route.

- 4.3.6 The Environmental Pledges, detailed below, are the operating standards adopted by the site. These govern the site's operations and use of resources to minimise the impact on the environment. This policy ensures these are followed.

Fig 6: Plocks Farm Policy Area and GA Environmental Pledges



GA 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

- 4.3.7 Figure 6 shows the Plocks Farm site, which is located to 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.
- 4.3.8 GA has undertaken to continue to work and co-operate with residents of Bretherton to provide opportunities for mutual assistance to sustain Bretherton as a place to live and work.
- 4.3.9 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 Policy E2 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/>

4.4 POLICY H1 HOUSING

Policy H1 – Housing

Proposed housing development will be supported where it follows the principles set out in the Design Code to preserve and enhance the character, heritage and sustainability of the village and surrounding landscape, wildlife and biodiversity and:

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

Intention

- 4.4.1 The policy has been written to meet Objective 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.’
- 4.4.2 The purpose of the Design Code is to preserve and enhance the character of the village and its surroundings particularly regarding heritage, sustainability, biodiversity, flood mitigation, green and blue infrastructure and energy efficiency which are key to the vision and objectives of the Neighbourhood Plan.
- 4.4.3 This policy does not seek to allocate sites but please refer to 4.4.6.
- 4.4.4 This policy applies to both minor and major development.

Justification

- 4.4.5 The policies of the National Planning Policy Framework (NPPF) underpin the policies of the Bretherton Neighbourhood Plan and through the Design Codes, seek a well-designed place.
- 4.4.6 The Chorley Adopted Local Plan (2012-2026) Adopted July 2015 shows that almost all the area of the Parish is Green Belt. There are currently no housing allocations for Bretherton, however a proposed allocation on South Road for 27 dwellings is currently under consideration.

Chorley Local Plan policies of relevance are:

- Policy HS7: Rural Infilling; and
- Policy HS8: Rural Affordable Housing – Rural Exception Sites apply to Bretherton
- Policy HS9: Conversion of Rural Buildings in the Green Belt and Other Designated Areas

Supplementary Planning Documents of relevance are:

- Affordable Housing (Central Lancashire)
- Design Guide (Central Lancashire)
- Householder Design Guidance (Chorley Council)
- Appendix 2 of the Design Guidance Supplementary Planning Guidance (Chorley Council)

- 4.4.7 The Housing Needs Assessment (HNA) found that affordability is a problem in the Parish with a much lower proportion of social rented properties compared to regional and national levels. It found robust evidence for a need for Affordable Housing in Bretherton and every effort should be made to maximise delivery.
- 4.4.8 It states: *“Local households on average incomes are unable to access even entry level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. The median house price would require an annual income 62% higher than the current average.”* It goes on to state that, *“Private renting is generally only affordable to higher earners...”* and that *“...households with a single lower earner appear unable to afford affordable rented properties but are able to afford social rented properties.”*
- 4.4.9 It 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.
- 4.4.10 With respect to house size, the HNA’s model suggests that *“There is no need for 4 or 5+ bedroom properties in the plan area during the plan period, although these findings should be interpreted with a degree of flexibility.”*
- 4.4.11 Feedback from the Community Questionnaire, which asked residents about housing in Bretherton in the next 15 years identified the following priorities:
- The appearance of any new housing and impacts on existing housing, green space and traffic generation were the top ranked ‘very important’ aspects.
 - Impacts on local services, sustainability and impacts on flooding were also highly ranked ‘very important’ aspects of new housing development.
 - Of 101 responses, 81% ranked building homes on greenfield land as the ‘least preferred’ option and 50% ranked as highest priority, the creation of new homes through the conversion of existing buildings.
 - The most preferred grouping of new housing development was between one and five homes (supported by 69.54% of respondents).
 - Retirement homes for current residents and affordable homes in the village for young people were identified as important.

- 4.4.12 The Community Questionnaire also showed how valuable wildlife was to people in the Parish and the concerns of many about maintaining it. Over 75% said the presence of wildlife and nature was important to their quality of life in Bretherton.
- 4.4.13 Out of 185 respondents, 79 (42.7%) have noticed a slight or significant decrease in the number and variety of species they have seen in their garden or more widely in Bretherton as opposed to just 35 who noticed a slight or significant increase (18.9%) and 71 (38.4%) who had not noticed any change. 67% of respondents think their community needs to take more action to make the local community more welcoming to wildlife.
- 4.4.14 There is a Conservation Area in the Parish but there is, as yet, no Conservation Area appraisal to clearly identify the elements of its special character and significance that might be useful to decision makers and applicants. The Design Code aims to guide proposals within or affecting the character area with regard to these elements. Chapter 16 of the NPPF 'Conserving and enhancing the historic environment' sets out the Government's planning policies for England and how these should be applied.
- 4.4.15 Even smaller developments such as housing proposals of fewer than 10 dwellings classed as minor development can have a positive or negative impact on the character of the area, and on the contribution made to the setting by heritage assets. Cumulative impacts of such small developments can erode the character of an area, so the policy applies to minor as well as major development.

Interpretation

- 4.4.16 Housing development refers to any development that would result in the creation of a new dwelling or dwellings or an enlarged dwelling through the combining of existing dwellings to form a single dwelling, and which would require planning permission whether classed as major or minor development.
- 4.4.17 Identified local needs, which have guided this policy have been established from the findings of the HNA, and from the Neighbourhood Plan consultations and feedback. The Neighbourhood Plan encourages the use of 'best available data', and relevant Government Policy / Approaches to calculating housing requirements at the time an application for housing development comes forward.
- 4.4.18 Chorley Local Plan currently predates changes to the Government's requirements for affordable housing, including the requirement for 25% First Homes. The emerging Central Lancashire Local Plan will, subject to timescales, align these changes to determine the required tenure split and delivery of 25% First Homes for proposed housing developments.

Evidence

- 4.4.19 The Housing Needs Analysis provides evidence of the current picture of housing in Bretherton, and the Community Questionnaire indicated some clear preferences.
- 4.4.20 The Design Codes provide guidance on character and design for housing whether within the settlement boundary or in the Green Belt.
- 4.4.21 The Design Codes cover 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 housing development comes forward, it will respond to its context and supports and enhances the quality of the existing local character.
- 4.4.22 At the time of writing there are 24 new properties under construction in Bretherton.

4.5 POLICY N1 NATURE

Policy N1 – Nature, Green and Blue Infrastructure: woodland, trees, hedgerows, watercourses, water bodies and agricultural land

When considering development applications:

- a) Green and blue infrastructure should be retained and enhanced where possible. Applications that would lead to the loss of green and / or blue infrastructures and / or harm local ecology or do not provide opportunities for ecological improvement will not be supported.
- b) Applications must include steps to protect existing wildlife and habitats as well as proactively enhancing biodiversity.
- c) Enhancement of biodiversity of a minimum of 10% is required except where the application is exempt or the Biodiversity Net Gain (BNG) regulations do not apply.
- d) Applications that impact adversely on locally important species, including farmland birds and amphibians, will not be supported. Applications will also need to safeguard summer and overwintering sites for farmland and other birds, especially wildfowl. See Appendix E
- e) Applications should include planting schemes of native, mixed species of local provenance for woodland, individual trees and hedges with, where relevant, features to facilitate bird and bat nesting. Boundaries should be formed by native, mixed species hedges. Where fencing cannot be avoided it should include gaps to facilitate the free movement of wildlife. Where hedgerows follow the historic field boundaries, applications must ensure these field boundaries are retained and enhanced, with management plans for maintenance to support biodiversity.
- f) Restoration, enhancement and planting of local and heritage species of orchard and fruit trees or bushes will be supported.
- g) Ponds have high ecological value, and research shows at a landscape scale they support more biodiversity than larger waterbodies including rivers and lakes. Applications must evidence that current and historic maps of the site have been viewed to establish the location of still identifiable ponds and detail how the application intends to renovate, maintain and retain the identifiable ponds on the site.

Intention

- 4.5.1 This Policy has been written to meet objective No. 4:
‘To ensure Biodiversity Net Gain (BNG) and reverse the decline in Bretherton’s wildlife by appropriate actions to minimise loss of species and maximise opportunities when open space is planned, for example

by new habitat, tree planting, and, where appropriate, pond restoration and creation.'

Justification

- 4.5.2 The Residents' Questionnaire produced for the Neighbourhood Plan showed that:
- 100% of replying residents considered wildlife important to them – 86% said 'very important', the remaining 14% said 'important'.
 - 43% of replying residents reported a decrease in the number and variety of species of wildlife seen in their gardens, with significant declines in some species, for example, hedgehogs and butterflies.
 - 67% of replying residents wanted more proactive steps taken to make the area more welcoming, and hence more populous, for wildlife.
 - Invasive non-native species of flora as defined in the Wildlife and Countryside Act 1981 Schedule 9, are encroaching, especially along the watercourses, and need to be managed out.
 - Due to increased rainfall from climate change, appropriate and proactive steps can be taken, for example, planting trees etc to reduce risk / severity of localised pluvial (surface water) flooding.
 - An important wildlife area in Bretherton is Clay 'Ole, which is a designated Biological Heritage Site (BHS). This is a privately owned site with no public access, and, this limiting of disturbance helps to protect the biodiversity of the site.

Interpretation

- 4.5.3 The Chorley Adopted Local Plan (2012-2026) supports Protecting and Enhancing the Built and Natural Environment and Local Plan policies of relevance are:
- BNE1: Design Code for New Development
 - BNE9: Biodiversity and Nature Conservation
 - BNE10: Trees
 - BNE11: Species Protection
- 4.5.4 Bretherton has a below national average of woodland cover being 3% compared to the national average of 14%. Historically this has not changed since the nineteenth century save for the significant loss of fruit trees. Most homes, especially along South Road and in the centre of the village, had an orchard providing a significantly richer biodiverse habitat than now exists.
- 4.5.5 New boundary hedges need to use mixed native species to further enhance local biodiversity.
- 4.5.6 Small variations, for example, to times of the year hedges are cut, field borders being slightly increased and planted with food rich plants, wildlife alleyways between gardens etc have been shown to make a significant increase to local biodiversity.

- 4.5.7 There are isolated wildlife pockets in the Parish and these need wildlife corridors to connect them, for example, from Clay ‘Ole site into the surrounding land and across the centre of the village.

Evidence

- 4.5.8 The Environment Act 2021 seeks biodiversity net gains to support Local Green Recovery Strategies. The strong relationship Bretherton has with its green and blue infrastructures of all forms is recognised as very important. The reported decline of species such as hedgehogs, barn owls and farmland birds are very concerning and actions to reverse same are required on all developments under the Department for Environment, Food & Rural Affairs mandatory directive, effective 24th February 2024 unless exempt as detailed therein.
- 4.5.9 Since 1950 England has lost some 50% of its farmland ponds. Bretherton is no exception and therefore the Parish Council will support applications that will reinstate former ponds / restore current ponds where appropriate. The Norfolk Ponds Project, University College London shows these provide better results in terms of enhanced biodiversity than creation of new ponds.
- 4.5.10 The Freshwater Habitats Trust research shows:
- Two out of three freshwater species are found in ponds, and
 - 50% of ponds have been lost in the twentieth century, and
 - 80% of UK ponds are in a poor state.
- 4.5.11 Nationally, farmland bird species are in severe decline, and this is reflected in Bretherton. To address this the “big three” issues need to be provided in the Parish being, safe nesting habitat, summer food and winter food as identified by Natural England and The Organic Research Centre.

4.6 POLICY T1 SUSTAINABLE TRANSPORT AND TRAFFIC GENERATION

Policy T1 – Sustainable Transport and Traffic Generation

- a) Planning applications for development should show how they have considered best practice for encouraging sustainable transport modes, minimising traffic generation and mitigation of arising impacts.
- b) Support will be given to proposals that:
 - improve and extend the existing footpath and cycle path network including Public Rights of Way (PROWs) allowing greater access to new housing, the village facilities, green spaces and the open countryside. The loss of existing footpaths and cycle paths will be resisted.
 - improve the provision of sustainable transport infrastructure, such as stops, shelters, seating, secure bike racks.
 - provide contributions to enable the Parish Council to support the transport providers at the authority and county level.
 - improve safety and ease traffic congestion, particularly around the primary school. All new houses where dedicated off-street parking per house is provided will be required to have an appropriately located charging point. Where general parking areas are included in housing developments, these are required to provide one charging point. Where new houses have on street parking, Electric Vehicle (EV) charging points should be provided next to the on-street parking space.
- c) Proposals for new employment, leisure or retail developments are encouraged to provide electric charging points for staff and /or users.
- d) The provision of a new permanent car parking facility near to the school would be supported subject to safety considerations being fully satisfied.

Intention

- 4.6.1 This policy has been written to meet Objective 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.’
- 4.6.2 Although the Neighbourhood Plan cannot influence traffic problems, as most matters are the responsibility of the highways authority and passenger transport executive, the Parish Council will continue to work with the authorities, supporting decarbonisation and sustainable travel choices.

Justification

- 4.6.3 The 2021 census data indicated exceptionally low usage of public transport with just 0.3% of residents using available options for travel to place of employment.
- 4.6.4 The reasons for this were clear in a 2022 residents' survey conducted as a precursor to the first draft Neighbourhood Plan:
- At the time of surveying the residents, service 112 went through the village and only operated 'one-way' towards Croston. Just 3% of residents in the survey reported regular or occasional usage of the service. While it eventually connected to Preston, the journey took more than 90 minutes. There was no integration with either train services from Croston or regular services along the A59 between Preston and Southport, both of which entailed pedestrian journeys over one mile on narrow unlit footpaths.
 - The public bus service number 115 has recently come into operation as a direct result of lobbying by residents and the Neighbourhood Plan Steering Group. Links will be possible with Chorley, Leyland, Longton, Croston and Preston in both directions.
- 4.6.5 The survey also highlighted other concerns:
- High traffic volumes through the village with 84% of residents reporting regular or occasional issues. Agricultural vehicles and HGVs featured heavily in these comments.
 - There were strong opinions expressed regarding on-street parking near the school which many saw as a clear accident threat.
 - A high level of support has been in evidence during consultation exercises for introduction of mitigation measures to reduce speeding and traffic volumes, and should funding become available, the provision of off-road parking.
 - Similar disquiet was expressed for many single-track rural roads in the Parish.
- 4.6.6 The use of single-track roads, footpaths, Bridleways and PROWs by residents for leisure purposes has been signalled as a valued resource in feedback received and is considered an integral feature key to the character of the village. As such they need to be preserved and enhanced; the feedback from the residents' survey was that some PROWs and pavements have been poorly maintained and / or are inadequate.
- 4.6.7 Many improvements to traffic management on existing transport networks such as changes to traffic calming restrictions, speed limits, signage, traffic circulation and crossing points are usually a matter for the highways authority in this case Lancashire County Council and fall outside of the scope of planning. One possible exception is where new development would impact on existing traffic networks requiring changes to accommodate such development but in those cases the Neighbourhood Plan cannot be prescriptive about the actual solution.

- 4.6.8 Current transition to electric vehicle technology and ownership is becoming commonplace in development and will increasingly be an essential feature in future planning. Section 3.4.6 of the Design Code document provides guidance on location of these facilities.
- 4.6.9 The provision of a new permanent car parking facility near the school that delivers a safe environment for pedestrians and motorists will be supported because of congestion along South Road at school opening and closing times and the highway safety risk that this congestion presents.
- 4.6.10 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.
- 4.6.11 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 making, and Travel Plans, Transport Assessments and Statements.
- 4.6.12 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.
- 4.6.13 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 to previous preconceptions.

- 4.6.14 Catering for Sustainable Travel is a key policy theme in the Chorley Adopted 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.

Interpretation

- 4.6.15 The policy applies to any development that would require planning permission whether classed as major or minor development. However, it is not intended to refer to proposals involving smaller household extensions classed as permitted development, other types of permitted development or proposals not classed as development.
- 4.6.16 Normal agricultural operations are not classed as development and therefore do not require planning permission and are not affected by this policy.
- 4.6.17 Proposals for how to design streets and encourage walking and cycling and use of public transport and to make roads safer and reduce traffic generation and mitigate its impact can be informed by Manual for Streets 2007 (or latest edition) 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>.

Evidence

- 4.6.18 It has been estimated that Lancashire will need to see an eight-fold increase in the number of electric vehicle charging points by the end of the decade. Just over a third of the cars and vans on the county's roads are expected to be fully electric or hybrid within the next six years. <https://council.lancashire.gov.uk/documents/S214691/Report.pdf>
- 4.6.19 2021 Census data confirmed very low usage of public transport to / from Bretherton. (Source PP013 travel to work data – Appendix F)
- 4.6.20 Traffic accident data for Bretherton confirms a relatively large number of incidents in particular locations given the size of the Parish area. (source Bretherton Parish Council – Appendix G)
- 4.6.21 Traffic speed data confirms a proportion of vehicles regularly exceed speed limits which increases the dangers to pedestrians, cyclists and other drivers. (source Bretherton Parish Council – Appendix H)

4.7. POLICY E1 ENERGY

Policy E1 – 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 that meet the needs of residents, local business, and local not-for-profit organisations, 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.

Intention

- 4.7.1 This policy has been written to meet Objective 6:
‘To identify and encourage sustainable energy options including community assets, that support residents and businesses to transition to net zero carbon solutions.’

Justification

- 4.7.2 The purpose of this policy is to fulfil local, national and international commitments on reducing the nation’s greenhouse gases in line with the Climate Change Act 2008. The National Planning Policy Framework 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.
- 4.7.3 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 that proposals will be supported and planning permission granted where criteria are met relating to not having an unacceptable impact. 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.

- 4.7.4 The Chorley adopted Local Plan, Chapter 9. 'Tackling Climate Change', sets out the tackling of climate change as a cross-cutting theme of the Core Strategy. However, there are no policies specifically related to tackling climate change in the Chorley Local Plan. Since the adoption of the Local Plan in 2015, the need to tackle the drivers of climate change has become more urgent so this policy seeks to remedy that omission.
- 4.7.5 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.
- 4.7.6 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

Interpretation

- 4.7.7 According to the Housing and Net Zero Research Briefing, 8 July 2024 By Georgia Rowe & Felicia Rankl:
"Emissions from residential buildings come mainly from fuel combustion (the burning of oil and gas for heating and hot water) and electricity use. Homes can be decarbonised by installing low-carbon heating systems (such as heat pumps), fitting insulation to improve their energy efficiency and installing renewable energy systems (such as solar panels)."
<https://researchbriefings.files.parliament.uk/documents/CBP-8830/CBP-8830.pdf>

Evidence

- 4.7.8 In their 2019 report, 'UK housing: Fit for the future?' the Committee on Climate Change (CCC) warns:
"We will not meet our targets for emissions reduction without near complete decarbonisation of the housing stock.....The technology exists to deliver homes that are low-carbon, energy efficient and climate-resilient, with safe air quality and moisture levels. The costs are not prohibitive, and getting the design right from the outset is vastly cheaper and more feasible than having to retrofit later."
<https://www.theccc.org.uk/wp-content/uploads/2019/02/UK-housing-Fit-for-the-future-CCC-2019.pdf>

- 4.7.9 In 2022, further data on emissions from residential buildings accounted for a fifth of greenhouse gas emissions in the UK.
<https://www.gov.uk/government/statistics/final-uk-greenhouse-gas-emissions-national-statistics-1990-to-2022>

4.8 SITE SPECIFIC POLICY E2 ASLAND WALKS ENERGY PARK

Policy E2 Asland Walks Energy Park

Asland Walks Energy Park site, (shown in Figure 7), is an area potentially suitable for the development of solar and wind renewable energy infrastructure.

The Parish Council supports the development of a solar and wind renewable energy infrastructure at the Asland Walks Energy Park site provided that the planning impacts of such development are satisfactorily addressed.

A planning application for solar and wind renewable energy infrastructure at Asland Walks Energy Park site should demonstrate that:

- a) The development is designed and constructed to remain operational and safe in times of flood.
- b) Landscaping and public access (if appropriate), have been fully considered.
- c) Any environmental and visual impacts are clearly identified and appropriately managed and mitigated.
- d) The development respects the residential amenity of those nearby.
- e) Enhancements and net gains for biodiversity (BNG) are delivered.

Overall, the planning balance would have to demonstrate that the benefits of the development clearly outweigh harm to Green Belt and other harm (including environmental) to demonstrate very special circumstances.

In considering whether very special circumstances have been demonstrated, regard will be had to public benefits of the development and specifically public benefits to the community in Bretherton and renewable energy benefits.

Intention

- 4.8.1 This policy has been written to meet Objective 6:
‘To identify and encourage sustainable energy options including community assets, that support residents and businesses to transition to net zero carbon solutions.’

Justification

- 4.8.2 This Site Specific Policy 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 7 below).

- 4.8.3 This Site Specific Policy seeks to bring together the unique set of circumstances that exist in Bretherton.
- 4.8.4 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 an Energy Club, as well as by GA.
- 4.8.5 The Parish Council will support the establishment of a community energy club if there is a clear community consensus in favour of such a club.
- 4.8.6 The expectation is that the Bretherton 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 Parish.
- 4.8.7 Wind turbines and solar farms are classed as essential infrastructure in the NPPF Flood Risk Vulnerability Classification (Annex 3 to NPPF) and as such the policy requires that any such infrastructure is designed and constructed to remain operational and safe in times of flood.
- 4.8.8 Landscape, visual amenity and residential amenity are all important to the people of Bretherton as shown in the engagement.
- 4.8.9 While there is a legal requirement for Biodiversity Net Gain (BNG) of 10%, the area might have greater potential for BNG (and the potential for further ecological enhancements for habitat creation has already been identified by ecological studies) so this should be explored.

Interpretation

- 4.8.10 Asland Walks Energy Park would be a single wind turbine and solar field between the River Douglas and the Leeds-Liverpool Canal.
- 4.8.11 The proposed Asland Walks Energy Park comprises some 100 acres of arable land. The Energy Park will be accessible to the community. Future Ecological improvements will include:
- Tree planting; currently 11,874 tree and shrubs have been planted around the periphery of the field, with a further 3025 to be planted
 - Visitor centre with information about the Energy Park and how it works, and live generation data.

- 4.8.12 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.
- 4.8.13 Chorley Adopted Local Plan, paragraph 9.4 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.”

Fig 7 Asland Walks Energy Park



Evidence

- 4.8.14 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/>.
- 4.8.15 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.
- 4.8.16 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.

- 4.8.17 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.
- 4.8.18 Initial results of noise modelling show there is no noise impact.
<https://brethertonenergy.co.uk/wind-and-solar-farm>

4.9 POLICY W1 WATER MANAGEMENT

Policy W1 – 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 so as not to add to local flooding issues arising from rainfall runoff and management of other waste water.
- c) how water management plans should mitigate impacts with Sustainable Drainage Systems (SuDS) as set out in the Design Code. 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) how opportunities to integrate green roofs / walls have been 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.

For larger developments, it will be necessary for developers to commission independent water management surveys.

Intention

- 4.9.1 The policy has been written to meet Objective 8:
‘To work with relevant stakeholders to build climate resilience in water management to reduce the impact of flooding.’

Justification

- 4.9.2 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.

- 4.9.3 This policy will apply to any development that requires planning permission including minor development because even minor developments, as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2010, for example housing developments of less than 10 houses, can have an impact on water management especially where there is a cumulative impact. It excludes proposals that are permitted development as they do not require planning permission.
- 4.9.4 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 Residents' Survey, 18% of respondents were dissatisfied with waste water / mains drainage.
- 4.9.5 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.
- 4.9.6 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 and South View requiring regular cleaning; flooding linked to lack of maintenance of 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.
- 4.9.7 In view of these existing issues, the Parish Council expect landowners, Chorley Borough Council, the Environment Agency, and United Utilities to work together to improve the wastewater infrastructure (e.g. the maintenance of ditches).
- 4.9.8 Pluvial (rainfall) flooding is an issue in parts of Bretherton village and heavier rainfall at more frequent intervals is forecast for the future. Surface water flooding across Bretherton typically follows field boundaries and streets. Particularly high risk areas to this type of flooding are located to the east of the main village area and along front boundaries of properties and land along South Road and South View. Properties in South View also experience foul water drainage overflows due to excessive rainfall. The Design Code (section 3.4.1) notes that the risk of fluvial flooding (from rivers) across Bretherton is limited to the edges of the Neighbourhood Plan Area 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 village area.

- 4.9.9 The NPPF sets out the need for strategic policies to make sufficient provision for water supply and wastewater as new development is planned. Developer 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, wastewater and water quality (22 July 2019).
- 4.9.10 Reference should also be made to the information and policies 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 and water management and reduce the risk of flooding.
- 4.9.11 Ditch maintenance is to a lower standard than occurred historically and residents wanted improvement to reverse the trend and prevent local flooding issues.

Interpretation

- 4.9.12 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.
- 4.9.13 United Utilities is responsible for water and wastewater services in the northwest of England. United Utilities is a member of the Lancashire Flood Partnership (LFP), a statutory body responsible for delivering an integrated and collaborative approach to the management of flood risk from local sources. Local sources of flooding are surface water, ground water and “ordinary watercourses” – a term covering a number of smaller watercourses which do not form part of a main river. Lancashire County Council is the Lead Local Flood Authority (LLFA) and is responsible for producing a Local Flood Risk Management Strategy. Internal Drainage Boards (IDBs), where they exist, support LLFAs. The current Local Flood Risk Management Strategy for Lancashire covers 2021-2027. More information can be found at <https://thefloodhub.co.uk/>

Evidence

- 4.9.14 The Design Code notes that the risk of flooding from rivers across Bretherton is limited to the edges of the Neighbourhood Plan Area 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, therefore, the majority of Bretherton's built environment lies outside both Flood Zone 2 and 3. The risk of flooding from surface water has increased 43% from previous data as detailed in the Government's latest National Flood Risk Assessment (NaFRA2) published 25th January 2025 and nationally there are now three times as many properties at high risk of flooding from surface water than there are from flooding from rivers and the sea. Surface water flooding across Bretherton has typically followed field boundaries and streets. However high risk areas are located to the east of the main residential area especially along South Road and South View.
- 4.9.15 The Design Code, section 3.4.2 deals with "Sustainable Drainage" and provides that, as a standard, proposals must promote methods to mitigate increased risk of storms / flooding with sustainable drainage systems.

4.10 POLICY C1 COMMUNITY INFRASTRUCTURE

Policy C1 – Community Infrastructure

The Neighbourhood Plan seeks to engender a good quality of life and community cohesion, by supporting community facilities which respond to local needs, and through the preservation of local green and blue spaces and community assets.

Facilities of importance to the life and enjoyment of the local community are listed on p (49) with a map (p50) to show where these facilities are situated in the village.

- a) St John's Parish Church and churchyard
- b) Congregational Church and churchyard
- c) Bretherton Parish Institute
- d) The Blue Anchor Public House
- e) The Old Corn Mill
- f) Bretherton Endowed Primary School including the Fletcher Building on the site of Bretherton Endowed School
- g) Bank Hall
- h) Bretherton Cricket Ground
- i) The War memorial

All applications will be considered in terms of their impact upon community facilities. Developments that enhance this will be supported.

- Development proposals that will enhance the viability and / or community value of the heritage assets (Appendix J) or any others on Chorley Council's list of Assets of Community Value will be supported if it is not detrimental to the character of the Parish. Otherwise, proposals that result in either the loss of the facility or in significant harm to the community value of a facility will not be supported, unless it can be clearly demonstrated that the operation of the facility or the ongoing delivery of the community value of the facility is no longer financially viable. Facilities of importance to the life and enjoyment of the local community are listed in Appendix K
- Designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.

The Neighbourhood Plan will designate Local Green Space (Appendix L) at the following locations:

- Clay 'Ole ponds on Flag Lane
- Carriage Drive and adjacent woodlands
- Woodland adjoining Eyes Lane
- Bretherton Cricket Ground
- Bretherton Parish Recreation Ground

Local Green Space in many cases 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.

Facilities of importance to the life and enjoyment of the local community are:		
a	St John's Parish Church and churchyard	Consecrated in 1840 and built in Early English Gothic style, the church is a valued community asset serving both the village and wider community.
b	Congregational Church and churchyard	19 th Century building housing a church and adjoining community hall. The hall is a base for several village activities including youth and adult social groups.
c	Bretherton Parish Institute	The village social hub with adjoining play and sports facilities, which hosts many village groups.
d	The Blue Anchor Public House	The sole public house in the village. There is now an Asset of Community Value designation assigned to this building.
e	The Old Corn Mill	An historic mill that now operates as an antique centre and adjoining café. This is now the only retail outlet remaining in Bretherton.
f	Bretherton Endowed Primary School including the Fletcher Building.	Popular village primary school serving both the village and wider community. The Fletcher Building hosts a variety of events throughout the year including the popular Bretherton Film Society.
g	Bank Hall	A Grade II* listed building. Friends of Bank Hall and Heritage Charities saved the Hall from further decay and ultimate collapse. In addition to private apartments, The Prospect Tower is now managed by the Heritage Trust for the North West and the Friends of Bank Hall who organise events in the grounds and guided visits to the tower of this important heritage asset.
h	Bretherton Cricket Ground	Home to the local cricket team which also hosts the well supported Annual Bonfire.
i	War Memorial	A village landmark, overlooking areas of public seating, and the focus of annual Remembrance commemorations.

Fig 8: Important Community Facilities



Intention

- 4.10.1 This policy has been written to promote Objective 9:
‘To identify and promote community facilities, amenities, and infrastructure that will ensure that Bretherton continues to thrive.’

Justification

- 4.10.2 According to the 2021 Census, Bretherton residents generally enjoy better than average health, with 88% reporting no limits to their daily activities, and a higher than average number describing themselves as health conscious. 46% of residents are adults of working age (25 – 60), with a further 19.4% aged 60 – 74 and 18.5% children under sixteen. The overwhelming majority of adults are economically active and / or involved in voluntary work, and in general terms Bretherton residents are educated to a higher than average level.
- 4.10.3 Bretherton already benefits from a friendly community, green spaces and pleasant views, a semi-rural but connected location, several buildings of asset to the village, and a wide range of community activities. It is clear from the questionnaires that residents appreciate and value these features and wish to retain them. Maintenance of leisure facilities and access to the countryside are central to the enhancement of well-being and good health for all residents, and to the encouragement of healthy lifestyles for our children. Social interaction and a sense of belonging to the local community are important for the encouragement of positive mental health, alongside green spaces and opportunities to enjoy wildlife. Bretherton residents already value these aspects of life in our village, and it is important for the Neighbourhood Plan to acknowledge and expand these features.
- 4.10.4 This policy identifies, protects and enhances community facilities and Local Green Space that contribute to these important aspects of community life. This is supported by the National Planning Policy Framework (NPPF) and Planning Practice Guidance as well as local policy in the Chorley Local Plan.
- 4.10.5 NPPF Paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for community facilities (such as health, education and cultural infrastructure).
- 4.10.6 NPPF Paragraph 98 states: To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
- plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments

- take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community
 - guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs
 - ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community
 - ensure an integrated approach to considering the location of housing, economic uses and community facilities and services
- 4.10.7 NPPF Paragraph 103 states that: Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits which plans should seek to accommodate.
- 4.10.8 NPPF Paragraph 94 protects existing open space, sports and recreational buildings and land, including playing fields, which should not generally be built on.
- 4.10.9 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:
- In reasonably close proximity to the community, it serves; and
 - 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
 - Local in character and not an extensive tract of land.
- Five areas of the village have been identified and can be found listed in paragraph 4.10.26 and Appendix L.
- 4.10.10 NPPF Paragraph 105 advises that 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. Paragraphs 106 – 108 cover designation of Green Space already discussed above.
- 4.10.11 Central Lancashire Core Strategy sets out Strategic Objective 19: To improve access to health care, sport and recreation, open green spaces, culture, entertainment and community facilities and services, including healthy food.
- 4.10.12 Planning Practice Guidance notes of relevance are: Open space, sports and recreation facilities, public rights of way and local green space, Community Infrastructure levy, planning obligations, and use of planning conditions.

- 4.10.13 The Chorley Local Plan also requires any application for planning permission for a proposed change from a community use to be accompanied by the submission of a report demonstrating the criteria within Policy HW6: Community Facilities
- 4.10.14 Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:
- promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other, for example, through mixed use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;
 - are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of attractive, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas;
 - enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.
- 4.10.15 For a small village, Bretherton has an impressive array of sports and social clubs (seven at the time of the survey). 90% of respondents reported either being members of village clubs or being pleased these were available. Since the survey, a Youth Club and Quiz Night have both proved popular additions to the social activities available. About 30% of respondents suggested they would like more sport and fitness facilities in Bretherton, and since the survey, not-for-profit Pilates classes are now available weekly and are extremely well attended. Members of the bowls club have achieved success at County level, and the cricket club remains active.
- 4.10.16 There are also ten regular village wide events, with the NGS open gardens being the most popular. These initiatives encourage social cohesion and a sense of pride in the village. The Tidy Village group were rewarded in 2022 when Bretherton was placed first in the Champions Class of the Lancashire Best Kept Village competition. Since the Neighbourhood Plan residents' drop in session, attendance at the Film Club has returned to pre-Covid levels and the Village Fete has become an annual event after a successful start in 2022 both of these attracting people from the local area as well as village residents. 50% of survey respondents reported being involved in more than 3 village initiatives with a further 40% being pleased they are available.

- 4.10.17 Residents actively engage with their surroundings, 75% of respondents reported walking in Bretherton weekly, with nearly 40% cycling weekly or monthly. The most popular outdoor hobby is bird watching, with running, horse riding, local history and photography also scoring well.
- 4.10.18 Respondents to the questionnaire reported high levels of interest in the rural environment around the village, over 80% considered wildlife very important to the life of the village, with 69% saying we should do more to protect it. 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. 52% of those who have moved into Bretherton gave “attractive area” as their main reason for doing so, and 86% considered the current conservation area should either be preserved as it is or enlarged.
- 4.10.19 Nine places in Bretherton were regularly mentioned by respondents as being of particular importance to them because:
- They accommodate village sports, social and other activities, the Parish Institute has a licensed bar and hosts several clubs, quiz nights and is a base for the adjacent sports facilities. The recreation ground provides space for sports and the village fete. The Congregational Hall hosts the Youth Group, W.I and several social initiatives.
 - They are respected for their historical character, 24% of respondents belong to Bretherton Parish Church or the Congregational Chapel, and many attend the annual Remembrance Service at the War Memorial. Other residents value these places as historical landmarks.
 - The Old Corn Mill was the most frequently mentioned building for historical and aesthetic importance. This houses an antique centre, small artisan workshop, and the newly refurbished café which is proving popular as a village meeting place. This is the only retail outlet remaining in Bretherton and is also developing good links with community groups.
 - Bretherton Endowed Primary School is a popular school, well supported by the local community and widely regarded as an asset by residents of all ages. The school hall (Fletcher Building) is the biggest available for hire in the village and is in regular use by community sports and social groups and hosts the Film Club.
 - Bank Hall is a listed local landmark. The Prospect Tower is now managed by the Heritage Trust for the Northwest and the Friends of Bank Hall who organise events in the grounds and guided visits to the tower of this important heritage asset.
 - The Blue Anchor Public House was valued for serving good value food and drink. Unfortunately, since the retirement of the licensee in 2022, this provision has not continued, and the future of our only pub is uncertain. The Parish Council has addressed this by successfully having the property designated as an ‘Asset of

Community Value'. This will enable the community to have a say in future plans should there be a future sale of the property.

- 4.10.20 A high proportion of respondents enjoy active engagement with the countryside on their doorstep. The preservation of a generally green and tranquil environment is valued, and the presence of trees, views and sports areas is acknowledged as enhancing wellbeing. In particular, the three areas to be designated as Local Green Spaces were valued because:
- They accommodate sporting facilities, Clay 'Ole Ponds are leased by the local angling club and provide undisturbed opportunity for fishing and birdwatching. Carriage Drive and Eyes Lane are both extremely popular with walkers, cyclists and horse riders.
 - Eyes Lane and Carriage Drive are the only public routes in Bretherton where people can enjoy walking or cycling in woodland. They are sheltered, tranquil and single track, enabling children to exercise safely, and others to walk under tree cover in poorer weather. All the Public Rights of Way in Bretherton are valued, but these two routes are significantly the most popular, providing easy, safe access to exercise and wildlife observation.
 - Their historical connections are valued – e.g. Clay 'Ole Ponds dates back to local brickmaking, and the lime avenue on Carriage Drive links through to Bank Hall heritage asset. Please see Appendix J for further details.
- 4.10.21 Issues of concern highlighted in questionnaires reflect the investment residents have in maintaining good local facilities:
- It is perhaps not surprising there was a high level of interest in the condition of pavements, and nearly 40% reported problems when cycling including potholes, inconsiderate drivers and feeling generally unsafe, with some saying this dissuaded them from cycling.
 - Until relatively recent years, Bretherton had a very popular bakery, and several other shops including a Post Office / general store. These businesses have now closed, and 25% of respondents to the survey mentioned a lack of shops and other facilities as a negative feature of living in Bretherton. The Old Corn Mill is now the only retail outlet in the village.
 - Health provision drew comment from respondents to the questionnaire. Residents are obliged to travel to Croston to see their G.P – either at Croston Medical Centre or Croston Village Surgery. Services are stretched and waiting times for appointments are increasingly long. Getting through by telephone was problematic and services hard to access for anyone unable to drive from Bretherton to the surgery. The limited access to facilities led to some respondents indicating that they may be unable to remain in Bretherton in 5 or 10 years time.
 - It is encouraging that, since the initial questionnaire, several new community initiatives have been set up, and the change of tenants at

the Old Corn Mill has enhanced retail and social provision on that site.

- Classes at Bretherton Endowed School are generally full, with the majority of pupils on roll remaining at the school throughout their primary education. This means that occasionally children moving into the village sometimes cannot be accommodated.

Interpretation

- 4.10.22 Two specific terms can be considered within a Neighbourhood Plan that are relevant to the progression of this objective, Assets of Community Value and Local Green Space.
- 4.10.23 The Localism Act 2011 introduced the term ‘Asset of Community Value’ in relation to buildings and other land added to the local authority’s register of Assets of Community Value. The main use must currently or recently have been to further the social wellbeing or social interests of the local community and could do so in the future. The Localism Act states that ‘social interests’ include cultural, recreational and sporting interests. An Asset of Community Value is subject to additional protection from development under the Localism Act 2011. Voluntary and community organisations such as the Parish Council can nominate an asset to be included on Chorley Council’s register of assets of community value. A Neighbourhood Plan may not designate Assets of Community Value, but as a result of the Neighbourhood Plan consultation, and in consideration of these criteria, the Parish Council has successfully applied for the Blue Anchor Public House to be classed as an Asset of Community Value in Bretherton. There is no plan at the time of writing, to apply for designation of any of the other facilities listed above. However, it is the intention of this Neighbourhood Plan to ensure that planning applications do not have a negative impact upon these facilities, as they are important to the character of the village and valued by local residents.
- 4.10.24 The NPPF paragraphs 106 – 108 allows for the identification of green space that is of particular importance to residents. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated and be capable of enduring beyond the end of the plan period.
- 4.10.25 The Local Green Space designation should only be used where the green space is:
- in reasonably close proximity to the community it serves
 - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife
 - local in character and is not an extensive tract of land.

Policies for managing development within a Local Green Space should be consistent with those for Green Belt.

- 4.10.26 This Neighbourhood Plan considers that the criteria are satisfied (see Appendix L) to designate Local Green Space at the following locations:
- Clay 'Ole ponds on Flag Lane
 - Carriage Drive and adjacent woodlands
 - Woodland adjoining Eyes Lane
 - Bretherton Cricket Ground
 - Bretherton Parish Cricket Ground

Fig 9: Clay 'Ole ponds on Flag Lane.



Fig 10: Carriage Drive and adjacent Woodlands

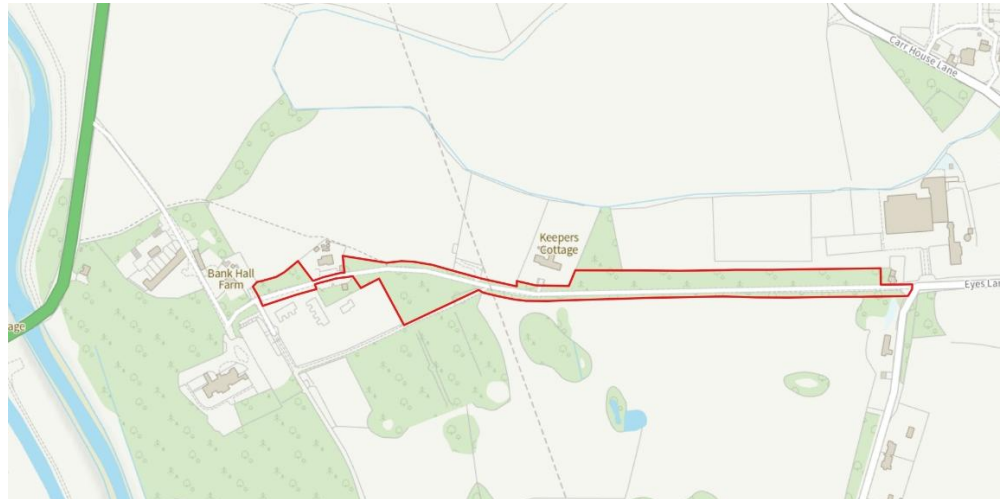


Fig 11: Eyes Lane and adjoining Woodland

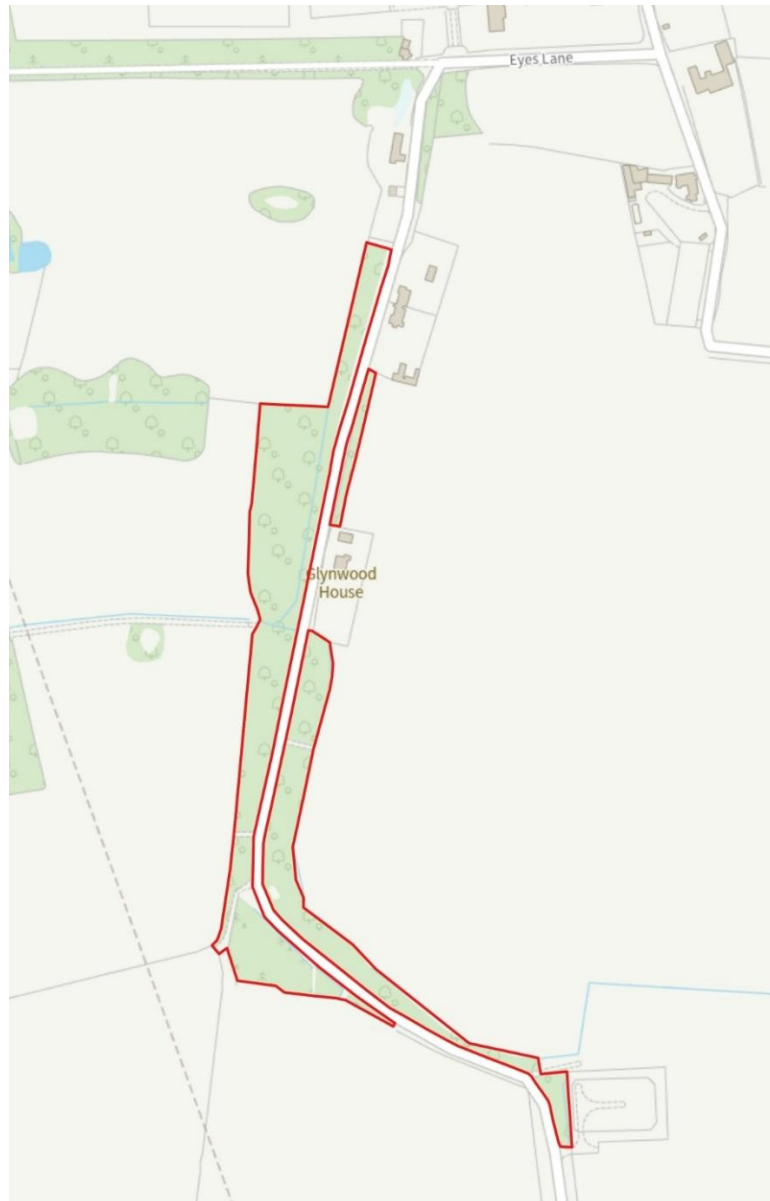


Fig 12: Cricket Ground South Road



Fig 13: Recreation Ground (off South Road)



	Clay 'Ole	Eyes Lane Woodland	Carriage Drive woodland	Recreation Ground	Cricket Ground
Reasonable proximity Demonstrably Special	600m from settlement boundary	300m from settlement boundary	300m from settlement boundary	Within settlement boundary	Within settlement boundary
- beauty	-	Bretherton has less woodland cover than the average for England. This and the woodland alongside Carriage Drive are the only publicly accessible woodlands in the parish, where people can walk on a public footpath or public road through woodland.	Bretherton has less woodland cover than the average for England. This and the woodland alongside Eyes Lane are the only publicly accessible woodlands in the parish, where people can walk on a public footpath or public road through woodland.	-	-
- historic significance	As the name suggests, the ponds were created by the excavation of clay for brickmaking for buildings in Bretherton and Croston.	-	Carriage Drive leads to the recently restored Bank Hall, a Grade 2 listed building. The trees directly alongside the path are limes, planted as an avenue to lead to the Hall.	-	-
- recreational value	Clay Ole ponds are leased by Bretherton and Croston Angling Club. Access is available to members of the club. A public footpath runs through a field alongside the edge of the site.	Eyes Lane is a single track road with little vehicle traffic, which makes it a safe and popular route for walking, cycling, and horse riding, especially for children. The tree cover makes it a popular more sheltered walking route in wet weather.	Carriage Drive is a private road with a PROW. There is therefore very little vehicle traffic, which makes it a safe and popular route for walking and cycling, especially for children. The tree cover makes it a popular more sheltered walking route in wet weather.	The Recreation Ground has a children's playground, bowling green, boules court, tennis court and football pitch, all of which are well-used by the community. The annual village fete is held on the Recreation Ground.	The Cricket Ground hosts adult and junior teams, including women's and girls' teams. There are regular fixtures and all teams play in local leagues. Bretherton Endowed Primary School also uses the pitch. The Cricket Ground hosts the annual village firework display.

	Clay 'Ole	Eyes Lane Woodland	Carriage Drive woodland	Recreation Ground	Cricket Ground
		90.6% of respondents to the fact-finding NP questionnaire said they walked along local lanes, bridleways and footpaths at least weekly.	90.6% of respondents to the fact-finding NP questionnaire said they walked along local lanes, bridleways and footpaths at least weekly.		
- tranquillity	Restricted access means that the wildlife around the ponds experiences little disturbance.	Limited vehicle traffic makes this a tranquil space for walking and being in nature.	Limited vehicle traffic makes this a tranquil space for walking and being in nature.	-	-
- richness of wildlife	<p>T' Clay 'Ole Ponds are designated by Lancashire County council as a Biological Heritage Site (BHS). The primary reason for the designation in 1993 was the presence of an aquatic worm, <i>Prostoma jenningsi</i>. Clay 'Ole was thought at that time to be the only location of this species in the world and thus the worm was the only species endemic to Lancashire. The advance of DNA testing techniques, however, led to the finding in 2017¹ that <i>Prostoma jenningsi</i> is not a unique species.</p> <p>However, the BHS designation remains as there are other species and</p>	Small bats prefer not to fly out in the open so will use strips such as the linear woodland features along Eyes Lane to move from roost to feeding area. The trees will also provide some sheltered feeding habitat in strong winds as well as potential roosting sites or places to site bat boxes.	Small bats prefer not to fly out in the open so will use strips such as the linear woodland features along Carriage Drive to move from roost to feeding area. The trees will also provide some sheltered feeding habitat in strong winds as well as potential roosting sites or places to site bat boxes.	-	-

¹ Quigg, Siobhan Marie Quigg: Confirming the status of Lancashire's endemic freshwater Nemertean – *Prostoma jenningsi*, MRes thesis, May 2017

	Clay 'Ole	Eyes Lane Woodland	Carriage Drive woodland	Recreation Ground	Cricket Ground
	<p>habitats present that make the site worthy of designation. The site includes Grassland Habitat Mosaics (Gr3) with an area of neutral grassland, which is not common in West Lancashire. Plant species include Great Burnet, Meadowsweet, Southern Marsh-orchid, Dyer's Greenweed, Common Bird's-foot-trefoil and Tubular Water-dropwort, a species included in the Provisional Lancashire Red Data List of Vascular Plants.</p> <p>The site also supports a range of breeding birds, including Great Crested Grebe, Mute Swan, Lesser Whitethroat and Reed Warbler. It provides wintering habitat for Common Snipe, Jack Snipe and Lapwing; and a passage-site for Marsh Harriers, Ospreys and hirundines (swallows and martins).</p>				
Local in character	The area of the site is approximately 12.4ha	The area of land is approximately 0.9ha	The area of land is approximately 1.1ha	The area of the recreation ground is 1.23ha.	The Cricket Ground covers 0.8ha.
Land already designated	The land is in the Green Belt and designated as a BHS.	The land is in the Green Belt.	The land is in the Green Belt.	-	-

Evidence

- 4.10.27 For further evidence about Community Facilities and Local Green Space, see Appendix K and Appendix L

5 Monitoring

- 5.1 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 policy and to ensure the locally agreed vision and strategic objectives are delivered.
- 5.2 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.

ABBREVIATIONS AND GLOSSARY

Affordable Housing

Includes housing for social and affordable rent, and also intermediate housing (e.g. shared ownership). Households eligible for affordable housing are those who cannot afford open market housing.

Affordable Rent

A rent set at 80% of the market rent rate in the local area.

Allocation

The land use assigned to a parcel of land as proposed in a statutory plan.

Assets of Community Value

An asset of community value is a building or piece of land that is used to further the social wellbeing or interests of the local community.

Bio-swales

Bio-swales are channels designed to concentrate and convey storm water runoff while removing debris and pollution. Bio-swales can also be beneficial in recharging groundwater.

Biodiversity

The whole variety of life, including genetic, species and ecosystem variations.

Biodiversity Net Gain (BNG)

Biodiversity net gain is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity.

Biological Heritage Site (BHS)

Biological Heritage Sites is the name given to the most important non-statutory wildlife sites in Lancashire. They contain valuable habitats such as ancient woodland, species-rich grassland and bogs.

Blue Infrastructure

Infrastructure relating to water, such as rivers, streams, ponds and lakes that may exist as natural features or be added to an urban environment as an aspect of its design.

Bretherton Energy Club

Under Site Specific Policy E2, in order to receive electrical energy at a discounted rate Bretherton residents would need to join Bretherton Energy Club and install a smart meter. Club members would receive electricity at a cost significantly lower than market rates.

Central Lancashire Local Plan

The Central Lancashire Local Plan (CLLP) is a strategic framework collaboratively developed by the councils of Chorley, Preston, and South Ribble to guide sustainable development in Central Lancashire from 2023 to 2041. This plan outlines policies and site allocations for housing, employment, and infrastructure, aiming to attract investment while preserving the area's unique characteristics.

The plan is currently undergoing consultation, giving stakeholders an opportunity to submit feedback, prior to the plan being submitted to the Secretary of State in Summer 2025. Further information can be found at: <https://centrallocalplan.lancashire.gov.uk/>

Climate Change Committee (CCC)

The Climate Change Committee is the UK's independent advisor on tackling climate change. It was established under the Climate Change Act 2008 and advises the UK and devolved governments on reducing emissions and adapting to the impacts of climate change.

Chorley Local Plan

The Chorley Local Plan, adopted in 2015, sets out how planning applications should be decided and identifies areas for development and areas which should be protected from development. An updated plan is being consulted upon in 2025.

<https://chorley.gov.uk/planning-policy/local-plan>

Community Infrastructure Levy (CIL)

A levy allowing local authorities to raise funds from owners or developers of land undertaking new building projects in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods need/want - for example new or improved road schemes, park improvements or a new health centre. It applies to a range of new buildings and charges are based on the size and type of the new development.

Conservation Area

An area designated by a Local Planning Authority for preservation and enhancement due to the special architectural or historic interest of its buildings and their settings.

Design Code

A set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area.

Designated Heritage Asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation. The National Heritage List for England can be viewed at: <https://historicengland.org.uk/listing/the-list>

Developer Contributions

Local planning authorities have two ways to secure contributions from developers to mitigate the impact of new development on local infrastructure and to deliver affordable housing: section 106 agreements that require the developer to deliver certain planning obligations; and / or by imposing a community infrastructure levy.

Environment Agency

The Environment Agency is a public body that works to protect and improve the environment, and supports sustainable development in England.

Evidence base

The information and data gathered to justify the "soundness" of the plan policies.

Green Infrastructure

Green infrastructure is a network of multi-functional green space. It includes open space, waterways, woodlands, green corridors, green roofs and trees.

Green Belt

Areas of land where development is tightly controlled in order to check the unrestricted sprawl of large built-up areas; prevent neighbouring towns from merging; assist in safeguarding the countryside from encroachment; preserve the setting and special character of historic towns and assist in urban regeneration by encouraging the recycling of derelict and other urban land.

Housing Needs Assessment (HNA)

A survey that estimates the number of households within an area that are in need of affordable housing and / or housing that meets their specific requirements

Internal Drainage Board (IDB)

IDBs support the Local Lead Flood Authority.

Flood Risk Assessment (FRA)

An assessment of the likelihood of flooding in a particular area so that development needs and mitigation measures can be carefully considered.

Lancashire Flood Partnership (LFP)

A statutory body responsible for delivering an integrated and collaborative approach to the management of flood risk from local sources.

Lead Local Flood Authority (LLFA)

LLFAs are county councils and unitary authorities. They lead in managing local flood risks (i.e. risks of flooding from surface water, ground water and ordinary (smaller) watercourses). This includes ensuring co-operation between the Risk Management Authorities in their area.

Local Plan

A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community, under the Town and Country Planning (Local Planning) (England) Regulations 2012. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.

Locality

Locality is a national membership network supporting local community organisations to be strong and successful.

Major Development

A major development is any application that involves all or some of the following: mineral extraction, waste development, residential development of between 10 or more dwellings, residential development on a site area of 0.5 ha or more and the number of dwellings is unknown, development of floorspace of 1,000 sq m or more, development on sites over 1 ha or more.

Minor Development

A minor development is any application that involves: residential development of between one and nine dwellings, development where the floorspace is less than 1,000 sq. m, development on sites less than one hectare, There are other types of development also classed as minor planning, such as: householder applications, changes of use and listed building consent.

National Character Area (NCA)

National Character Areas represents an area of distinct and recognisable character at the national scale. Their boundaries follow natural lines in the landscape, not county or district boundaries. This makes them a good framework for decision-making and planning for future change. <https://nationalcharacterareas.co.uk/>

National Flood Risk Assessment (NaFRA2)

National risk information for flooding and coastal erosion, published by the Environment Agency.

National Gardens' Scheme (NGS)

The NGS gives visitors access to over 3,500 private gardens in England and Wales and raises money for nursing and health charities.

National Planning Policy Framework (NPPF)

This sets out the government's planning policies for England and how these are expected to be applied.

<https://www.gov.uk/guidance/national-planning-policy-framework>

Natural England

Natural England is the government's advisor for the natural environment in England. It was established by an Act of Parliament in 2006. Its purpose is to help conserve, enhance and manage the natural environment for the benefit of present and future generations, thereby contributing to sustainable development.

<https://www.gov.uk/government/organisations/natural-england>

Neighbourhood Plan

A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the [Planning and Compulsory Purchase Act 2004](#).

Neighbourhood Plan Area

The designated area in which the policies of the Neighbourhood Plan apply.

Permitted Development

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application.

Permitted development rights are subject to conditions and limitations to control impacts and to protect local amenity.

Planning Practice Guidance (PPG)

A web-based resource that brings together planning guidance on various topics into one place.

<https://www.gov.uk/government/collections/planning-practice-guidance>

Public Rights of Way (PROWs)

A Public Right of Way is a highway over which the public have a right of access along the route.

Regulation 19

Under Regulation 19 of the Town and Country Planning Regulations 2012, before submitting a local plan to the Secretary of State the local planning authority must make a copy of the submission documents and a statement of the representations procedure available, and ensure that a statement of the representations procedure and of the fact that the proposed submission documents are available for inspection is sent to each of the consultation bodies invited to make representations.

Settlement Boundary

Settlement boundaries define where the built-up area ends and countryside begins.

Spatial Planning

Spatial planning goes beyond traditional land use planning to bring together and integrate policies and programmes for the development and use of land. Spatial planning influences the nature of places and how they function. It includes policies which can impact on land use - for example, influencing the demands on or needs for development that are not capable of being delivered solely or mainly through the granting of planning permission and may be delivered through other means.

Sustainable development

Development that meets the needs of the present generation without compromising the ability of future generations to meet their own needs. There are three dimensions to sustainable development: economic, social and environmental.

Sustainable drainage systems (SuDS)

A sustainable drainage system controls surface water run off close to where it falls, combining a mixture of built and nature-based techniques to mimic natural drainage as closely as possible, and accounting for the predicted impacts of climate change.

Tree Preservation Order (TPO)

A TPO is made by a local authority to protect specific trees or a particular area, group or woodland from deliberate damage and destruction.

Very Special Circumstances

Very special circumstances are the unique and exception conditions that can justify development within the Green Belt, which is normally considered inappropriate