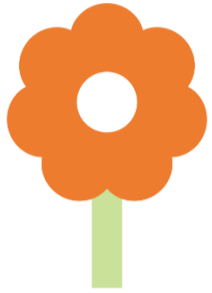


**Bretherton**



**Neighbourhood Plan**



**Responses received from our first draft  
consultation held between**

**15<sup>th</sup> March 2024 and 15<sup>th</sup> May 2024**

Ref	Question	Context	Questions/Actions/Comments	Steering group comments	Action for Neighbourhood Plan	Action for Parish Council
007	3	Character	Would not like conservation area to be a blocker for other low-key initiatives e.g. solar panels / double glazing on listed buildings. Would question validity / reasonableness of some of the listings	National policy protects the special nature of listed buildings and buildings in a conservation area. Opportunities may become available if national policy changes in order to meet the national target of net zero by 2050.		
007	4	Character	A village action plan (ongoing) to ensure that issues are followed up and are not just confined to the history of the neighbourhood plan document	This will be one of the outcomes from the exercise		
007	6	Character	As question 3 comments Would not like conservation area to be a blocker for other low-key initiatives e.g. solar panels / double glazing on listed buildings. Would question validity / reasonableness of some of the listings	National policy protects the special nature of listed buildings and buildings in a conservation area. Opportunities may become available if national policy changes in order to meet the national target of net zero by 2050.		
013	6	Character	Heritage and green space are particularly important. Green belt also important	Noted		
033	3	Character	Page 11 point 3.8 lists two grade2* and seventeen grade 2 =19. What is the 20 <sup>th</sup> property? Page 17 heading for 4.10 should be 'business survey/not for profit (NFP) business' and use same terms to avoid doubt. (6.10 duplicates 4.10 – retain one only?) Page 17 clause 4.11 To ensure Neighbourhood Plan is accurate, there is no legal entity called 'Lilford Estate' Clause should state Acland Bracewell & agents for the various Lilford Limited companies.	The number of heritage structures within Bretherton Parish has now been confirmed at 19 and the plan altered accordingly. Two of the dwellings are listed as one entry which accounts for the anomaly. The Lilford Estates description has been clarified in the plan, E12paragraph 6.11 refers.		
033	4	Character	Qualified - 'Key Point' evidence/request omitted from residents survey/open day feedback, see reply to Q26	Unfortunately, we have established that this area referred to (land between the Apiary and Bamfords Fold) does not meet the 'green space' definition and will be withdrawn from the final Neighbourhood Plan. It is also not a Parish Council or community asset so any change of use is outside the Neighbourhood Plan remit.		
033	5	Character	Qualified – only to extent at end add 'landscape and biodiversity'. Otherwise merely recognising problem of biodiversity not positively considering in 1) design e.g.bat boxes	Biodiversity has been added to the vision statement		
102	14	Community Infrastructure	Again with our facilities we will be working towards this ourselves	Noted		
103	14	Community Infrastructure	More could be added to this to make Bretherton thrive	We always welcome new ideas.		
106	26	Community infrastructure	The increase in traffic at the school in recent years is due to an increase in families from outside of the village due to low intake figures, the school has in the past been at capacity but misconceptions of it being difficult to get into has led to more admissions from further afield. Families in the village with new primary school children would not struggle to get into reception, however probably would in older years but this would be the case in any small village school	Noted		
108	14	Community infrastructure	As stated in Q6 the field behind the Congregational Church is <u>not</u> a designated green space The bowling pavilion is also a community use facility e.g. small meeting room provision	The plan has been altered to reflect this.		
113	26	Community infrastructure	National Planning Practice Guidance (NPPG) states: • Designating any Local Green Space will need to be consistent with local planning for sustainable development in the area. In particular, plans must identify sufficient land in suitable locations to meet identified development needs and the Local Green Space designations should not be used in a way that undermines this aim of plan making (Paragraph 007 Reference ID: 37-007-20140306). • If land is already protected by Green Belt policy.....then consideration should be given to whether any additional local benefit would be gained by designation as Local Green Space (Paragraph 010 reference ID 37-010-20140306).	Separate discussions have been held regarding the feedback. Local green space designations will be made in the plan in line with NPPG.		
114	26	Community Infrastructure	As mentioned above, the policy as drafted would apply to all applications, with the amendment of the addition of the words "as appropriate". The policy would read as follows:- "All applications, as appropriate, will be considered in terms of their impacts to existing and new community facilities".	In the light of feedback, the policy has been re written.		
010	14	Community Infrastructure	Open space between Apiary and Bamford's would benefit from becoming a leisure area with flowers, pathways, benches, ponds etc. Try to make the village less linear looking and open up the area so we could have a village green	Unfortunately, we have established that this area does not meet the 'green space' definition and will be withdrawn from the final Neighbourhood Plan. It is also not a Parish Council or community asset so any change of use is outside the Neighbourhood Plan remit.		
013	14	Community Infrastructure	There has been an increase of initiatives since the original consultation and Bretherton is a community minded village. This is a strength	Noted		

015	26	Community Infrastructure	More local, specific medical services	There are options in neighbouring villages		
025	14	Community infrastructure	I am happy that spaces are designated as "green" as long as they don't compromise residents' privacy or parking	Noted		
026	14	Community Infrastructure	I don't agree with additional green spaces especially if they affect privacy of people next to them	Noted		
031	14	Community Infrastructure	How will this be achieved? What evidence is there of progress so far?	The draft plan highlights an impressive array of village groups. Promotion of community facilities will continue through Parish Newsletters and the notice boards around the village. If anyone has new ideas for community facilities, please contact your Parish Councillor.		
031	14	Community Infrastructure	A small shop would make all the difference	Noted		
032	14	Community Infrastructure	The status of the Fletcher building needs addressing. Don't see that realistically a health centre in the village is a good objective (for < 100 people) when there is a perfectly good service in neighbouring village. Partnership should be the way forward	The Fletcher building is part of the school and is made available for community use. Re health centre - this has been noted.		
032	26	Community Infrastructure	Simpler information for what community can access. Appropriate signage e.g. footpaths and information	Noted. Parish Council regularly monitors the signage and the PROWs.		
033	14	Community infrastructure	Qualified only due to omission info detailed in Q26.	Noted		
033	26	Community infrastructure	A key request from residents and reiterated at the open day was the land between Bamford Fold and The Apiary' be a local 'green space' and become a community asset being a dynamic solution to several village issues e.g. Restoring boundary hedges – drainage works to resolve surface water flooding from it to adjoining land. Create a community orchard and native planting to restore and enhance lost wildlife including hedgehogs, lapwings, bats etc. and create a car parking area adjacent to South Road to take vehicles off South Road and Bamford's Fold and prevent gridlocking of those roads. Such steps will also enhance 'dark skies' in the village and preserve views to Winter Hill.	Unfortunately, we have established that this area does not meet the 'green space' definition and will be withdrawn from the final Neighbourhood Plan. It is also not a Parish Council or community asset so any change of use is outside the Neighbourhood Plan remit.		
038	14	Community infrastructure	Yes towards existing facilities. But <u>NO</u> towards any future convenience stores	Noted		
042	14	Community Infrastructure	Also the bowling cabin building is a community asset and can be used by village organisations. The field behind the Congregational Church is <u>not</u> a local green space and is <u>Not</u> accessible to the public	This area has been removed from the plan		
042	26	Community Infrastructure	But as already stated field behind the Congregational church cannot be considered as a green space	This area has been removed from the plan		
007	14	Community	It is encouraging that interest continues to develop	Noted		
015	14	Community infrastructure	Totally agree retain the village feel and outlook	Thank you for your comments		
026	26	Community infrastructure	Don't see need for additional green spaces to maintain when we are already in green belt	The 'Local Green Space' definition identifies green spaces of special significance to the village defined under the criteria specified in 6.35. It allows communities to identify and protect areas of special interest important to them.		
012	23	ENE1	Neighbourhood Plan. We would like to congratulate the team responsible for collating and preparing the Draft Bretherton Neighbourhood Plan, an excellent piece of work. whilst agreeing on the majority of objectives and policies contained within the document, we feel that we need to voice our real concern over Site Specific Proposal ENE-1 -Asland Walks Energy Park - Green Energy' which appears to contravene a number of the Neighbourhood Plan objectives. We would wish to stress that whilst we wholeheartedly support the transition of businesses and residents to net zero carbon solutions, this has to be sympathetic to the rural heritage and landscape contained within the Bretherton Vision'. The location of the proposed site is completely inappropriate, it is adjacent to the very attractive small hamlet of Sollom, which would be completely dominated by the Asland Energy Park proposal yet, as they fall outside the Bretherton boundary, they do not have a voice in whether the location is suitable. The proposed site is within green belt, in open countryside, wildlife rich with Public Rights of Ways and bridleways. The Neighbourhood Plan values dark skies, tranquil landscapes and protection of rural views, all of which are breached by the proposed location of Asland Energy Park. We feel that a more suitable location would be within the existing footprint of G A Pet Foods identified as LE2 in the plan. This area already has industrial usage and GA as a company is reliant on the Energy Park to support its own needs, it should therefore be located within its existing curtilage. By positioning the Asland Energy Park away from the view of Bretherton village and providing an incentive by way of The Bretherton Local Energy Group, it feels like we are being asked to 'waive through the proposal', which will completely blight Sollom and the surrounding area of natural beauty, in exchange for low-cost electricity for the residents of Bretherton. There is existing best practice guidance that treats add-on benefits to communities as irrelevant to planning law and it is improper to use the Neighbourhood Plan as a back door tool to gain community consent.	The Neighbourhood Plan seeks to cover the needs and aspirations of all parties. The steering group is responding to the wishes expressed by the responses received from residents, businesses, and not for profit organisations. As we understand, it has not been possible to locate the wind turbine on the Plocks Farm site, due to the proximity of residential property. The proposed conditions require that any application received will still need to balance all impacts against the benefits, and as the site is in the Green Belt, it will need to demonstrate that very special circumstances exist. These assessments will be made by Chorley Council.		
106	22	Energy	Utilising renewable energy / green energy is important to tackle the climate crisis	Noted		

108	11	Energy	The church would welcome sustainable energy with community assets to enable us to reduce our heating costs and make use of the chapel building more frequently during the week for our own use and the wider community who already use the hall, but we would like to be able to expand its use	No further comment made.		
004	11	Energy	Experience of similar solar panel developments has resulted in a reduction in biodiversity and significant environmental impact	Noted		
004	11	Energy	Not clear to me how AW energy park would mitigate visual impacts and improve biodiversity?	The visual impact of the solar panels can be mitigated with advanced landscape planting. However the visibility of a single turbine is what it is, and cannot be hidden from view. In terms of biodiversity, the site must meet the statutory 10% improvement on site. In addition, we understand that there is some 60 acres that is available to be used as a Habitat Bank, that could support other Biological Net Gain from other development sites in Chorley.		
009	23	Energy	Instead of the proposed "Bretherton Energy Club" and smart meters with all the associated costs why not just sell the Bretherton proportion of the surplus energy on the open market and give an annual payment to each resident	The electrical energy is worth nearly 5 times as much if it can be used directly by residents, as opposed to being sold to the Grid. If any of the 5% cannot be used by residents, it would be sold at the market price, and the money received by the Bretherton Energy Co-operative, to be used for village projects.		
013	11	Energy	Provided it does not negatively impact the village e.g. supportive of solar energy, supportive of wind subject to noise and visual impact, opposed to anaerobic digestion	Noted		
015	11	Energy	We all need to contribute the generation of sustainable energy is radical and should be extended to water	Noted		
032	11	Energy	Concerned about how the proposal from GA would actually work in practice. Is it tokenism, What guarantees would residents have?	The Bretherton Parish Council is supporting the formation of Bretherton Energy Co-Operative. This will be a Community Owned company. This will control and manage the electrical energy received, the supply of which is secured by a legal agreement, that binds the land, if planning permission were to be granted by Chorley Council.		
032	22	Energy	Planners should accept that listed properties may wish to add energy saving elements such as heat pumps and solar panels. The hoops to jump through are large and often prohibit progress	National policy protects the special nature of listed buildings and buildings in a conservation area. Opportunities may become available if national policy changes in order to meet the national target of net zero by 2050.		
037	11	Energy	All in favour of sustainable energy - as long as it is supplied in a way that will not impact the environment detrimentally	Noted		
037	22	Energy	Ensure all residents get a fair deal	The proposed structure of the Bretherton Energy Co-operative provides all residents with an opportunity to join, with a one member, one vote structure. All members therefore have an equal say, and collective control of the operation and the direct arrangements with members.		
037	23	Energy	Sounds good, but solar farms take up large areas of agricultural land and are ugly. Benefit to Bretherton must be great to offset the disadvantages	The Bretherton Plan, as drafted, requires a "clear community consensus". In addition, under the National Planning Policy Framework, it requires "community support". It will therefore ultimately be up to residents to decide if the benefits outweigh the disadvantages.		
042	11	Energy	EN6 (g) very important this is adhered to	Noted		
042	22	Energy	G is very important	Noted		
101	19	Housing	Agree that building should be restricted to 2/3 bed houses not the predominantly 5 bed exec homes springing up everywhere	Noted - the HNA found no requirement for 4 or 5 bedroom houses within the plan period, however the size of homes is not restricted by Policy HO3		
106	19	Housing	Growth is important but the policy protects the character and heritage of the village	Noted -Policy HO3 states that proposed housing will be supported "where it follows the principles set out in the Design Code to preserve the character, heritage and sustainability of the village..."		
107	8	Housing	Affordable family homes would definitely support the school	Noted - though no specific development forms part of Policy HO3		
108	8	Housing	Partially. We particularly support housing for young families - as a small scale (this is not extending as in vi) development, preferably in-fill development sites. We would support a small development for elderly residents. In both cases we would like to see that this fulfils the requirements of those from Bretherton or very local first (THIS WAS THE ORIGINAL PLAN FOR THE APIARY)	Noted		

113	8	Housing	South Road Site - Between Apriary and Bamford Fold - As part of any planning application for the site's development, a community and environmental infrastructure enhancement statement shall be provided setting out details of the off-site enhancements on land owned by the Lilford Estate which will be delivered as part of the proposed development and a timetable for bringing these forward. These shall include: <ul style="list-style-type: none"> <li>• Local recreational enhancements</li> <li>• Improvements to local public rights of way</li> <li>• Achievement of a minimum 10% biodiversity net gain</li> <li>• New parking provision at Bretherton Primary School</li> </ul> The delivery of these improvements will be secured through a Section 106 agreement'	Noted		
002	19	Housing	If affordable housing is necessary this should be controlled by the village to make sure they go to the right people and not controlled by a Housing Association	It is not possible to anticipate future developments and how they are delivered and managed - we have stated that applications will be supported where they respond to identified local needs.		✓
002	8	Housing	Have seen the negative impact of affordable housing in Croston. We believe it is not appropriate for Bretherton. Petty crime has increased and the lower value housing is not maintained to the level of the village as a whole and it is no longer the place that it was	Noted		
008	8	Housing	I would strongly oppose the building of new houses (particularly estates) and agree with the comments about preferring the conversion of existing buildings	Noted		
010	10	Housing	Is it realistic to require future development proposals to "fully" respond to the Design Code?	Yes - the Design Code forms part of the policy criteria		
010	8 and 19	Housing	6 affordable houses could be terraced like the terraces on the main road to blend in or need for half a dozen (6) true bungalows for over 55s to free up some of the houses	The policy states that applications will be supported where they respond to local identified need (specialist housing / housing for the elderly + smaller homes) Note The Design Code also encourages patterns of development which reflect the identified characteristics / patterns of buildings which already exist in Bretherton - a terrace / true bungalows are existing typologies in the village		
013	19	Housing	Small scale including affordable. Not on green belt	Noted		
015	19	Housing	Homes owned by the village for village people. Maybe sell and rent back	Viability of such a scheme is doubtful and at small scale not an efficient way to deliver housing (management issues / cost) Note This is the second comment with an aspiration to control housing so that it is allocated to local people (see above) It is difficult to see how this can be incorporated in a form of words for the housing policy.		
015	8	Housing	I believe people brought up in the village if opportune should live in the village	Noted. The policy supports affordable housing.		
016	16	Housing	Is it realistic to require future development proposals to "fully" respond to the Design Code?	Yes - the Design Code forms part of the policy criteria		
020	19	Housing	As long as the Design Code does not result in new buildings simply being pastiches. Innovative design, where appropriately located, should be possible	Noted		
020	4	Housing	Bretherton is too small a settlement for a HNA to be meaningful. See comment responding to Q8 below (steering group clarification - we think this means comments on question 8)	No - the housing needs assessment has looked at Bretherton in the context of the wider area and Local Development Plan. It provided more 'granular' information which was valuable in terms of the population (ages) and detail on location specific issues such as under-occupancy and affordability tests in this particular location. Note - it is only of value if relatively recent - e.g. if there are any changes (such as additional housing built) the picture would change - Suggest that the HNA is revisited before the end of the plan period to consider any likely impacts on the findings of the HNA that was prepared as part of the Neighbourhood Plan work.		
020	8	Housing	But given the close proximity to Croston, such housing needs should be assessed across both villages. Croston is better provided with community facilities etc and a more sustainable location for such housing needs	This is a valid point and would be taken into consideration by the Local Planning Authority in allocating sites. For the Neighbourhood Plan, because no sites have been allocated a more general approach has been taken. Applications can be brought forward at any time - even where a site is not allocated and so it is important the Neighbourhood Plan has a housing policy irrespective of development elsewhere which might contribute to local housing provision.		
021	19	Housing	See comment on question 8 "I would emphasize paragraphs A and B within section 6.14"	The wording in Policy HO3 has been amended - a) and b) are retained within this wording and the policy has been strengthened with requirements for maintaining the heritage and sustainability of the village and surrounding landscape.		

021	8	Housing	I would emphasize paragraphs A and B within section 6.14	The wording in Policy HO3 has been amended - a) and b) are retained within this wording and the policy has been strengthened with requirements for maintaining the heritage and sustainability of the village and surrounding landscape.		
023	8	Housing	Affordable housing provision should relate to a percentage of units on developments of more than, say, 5 homes	Yes - there are current thresholds within the Local Development Plan		
025	27	Housing	I am concerned by the emphasis on homes for the elderly 'aging population. Affordable homes for young families will help keep the village alive	The HO3 policy gives equal emphasis to affordable homes.		
026	8	Housing	No plan for affordable houses for young people	The HO3 policy gives equal emphasis to affordable homes. Paragraph 6.16 highlights the difficulties encountered in Bretherton for an affordable home model.		
031	19	Housing	But I was concerned with items (v) and (vi) page 26 regarding development of land adjacent to Iron Barn and The Apiary. How would it access South Road?	There has been no formal proposal for development of this land and it is not designated with the plan.		
031	8	Housing	Provision of smaller affordable homes needs to be a priority if younger families are to live here	The Housing Policy states that housing will be supported where it responds to local need - in the evidence base 'Community Views' we have quoted in point VI the identified need for affordable housing for young people		
032	8	Housing	The village has been overprotected for years. Affordable housing is essential	Noted		
033	8	Housing	Qualified yes - equal consideration should be given to documenting and resolving current village issues e.g. 'surface water flooding' as well as proposals to acquire facilities e.g. health practice.	Noted		
037	8	Housing	Again - with <u>strict limitations</u> on number and quality. Small suitable fill-in developments <u>NOT</u> big estates on green belt land. Infrastructure is not able to cope with large numbers	Noted		
038	19	Housing	Existing Bretherton residents do not want future large scale future new housing development	Policy HO3 states that proposed housing development will be supported where "...it is of small scale, and it responds to identified local needs..."		
038	8	Housing	Do not agree with any new housing development	Noted - No sites are proposed for housing within the Neighbourhood Plan. The plan does recognise housing needs as identified in the Housing Needs Assessment and through comments from other residents and aims to respond with Policy HO3 to support only appropriate proposals of small scale which respond to identified local needs. The Design Code seeks to ensure better quality design which sustains and enhances the character of the Parish		
040	8	Housing	vi) is that to extend v) 1.13 ha in the same field space or in another field area? This is very unclear.	We understand the wish is for an extension beyond 'V'. There has been no formal proposal for development of this land and it is not designated with the plan.		
042	8	Housing	Choice of tenure not suitable for the village, should all be in-fill, small scale/ conversion of existing buildings. First time buyer homes, 3/2 bedroom homes	Noted		
105	8	Housing	a) Again the use of the word SMALL is repressive and could be replaced with appropriate.	Residents were very concerned in the questionnaire responses to any large residential development, but were happy to see "small scale " groups of houses. The policy is worded to reflect that view.		
105	8	Housing	b) I do not agree with this paragraph. It makes clear that no new build what so ever will be supported by the parish council. This comes across as an inexorable opinion and that the parish council is unwilling to consider any new or different ideas to create any additional new build local housing for our younger generations in the future.	The steering group would disagree that it prevents residential development. Residential Development is however limited to where there is need, or to meet a specific requirement. An independent Housing Needs Assessment has been commissioned & included within the NP re future developments.		
013	8	Housing (objectives)	This is important. We need more homes for sale and rent which are affordable for younger people and older people downsizing	Noted		
042	17	LE1	Any businesses new & existing should be restricted in their growth & development so as not to impinge on the village character	The proposed Policy has been modified, the confirms that support for the Rural Economy is only ..... " where it does not harm the character and tranquillity of the village".		
037	18	LE2	Sounds good - but outcome may be very different. Not happy with the proposals - GA will be the winner	The Neighbourhood Plan has sought to consult with all residents and organisations to assess their future needs, with an objective of supporting Bretherton as a place to live and work. That requires balance and appreciation of the diverse interests to reach a consensus.		
042	18	LE2	Need to maintain efforts not to pollute the environment & waste disposal manturing (sic) ? Do they employ local people?	In the consultation we were informed by GA they employed 650 people directly, and the business supported 1161 local jobs.		

101	3	Local Character	As a fishing club the preservation of the surrounding land / woodland is important to us - we are very aware of wildlife needs	Noted		
101	4	Local Character	Agree with the comments regarding traffic / parking problems. Also ditch management to alleviate road flooding. Hedgerow management too	Village issues document notes problems regarding ditch & hedge maintenance. The intention is to create a plan identifying specific problem areas and liaise with land owners / relevant statutory bodies etc to create action plan to resolve same.		
106	4	Local Character	A very good point made about needing a "creative solution" for parking which would reduce congestion around school pick-up / drop-off and events	Enquiries are ongoing regarding the possibility of a creative solution - any feedback is positively sought & any developments will be placed on the website.		
107	4	Local Character	Especially about a parking solution as it would enable more visitors to park without navigating busy roads	Noted		
108	6	Local Character	Please note: the church i.e. Congregational Chapel has a field behind it that should not be included as a local green space as on page 47. Owned by the Chapel	The area has been removed from the plan.	v	
113	3	Local Character	The Lilford Estate has a long standing connection to Bretherton and its development as a village over many years. Both the previous and current Lord Lilford have sought to maintain a significant legacy in Bretherton. The Lilford Estate covers approximately 1,500 acres or 65% of the Bretherton Plan Designated Area.	Bretherton is a dynamic & attractive village & it is important everyone has a positive, proactive input to maintain & enhance that.		
026	16	Local Character	Providing this is for guidance only and other designs will be considered	The Policy requests that any proposal "fully responds" to the Design Guide. It is therefore there for guidance, support and assistance as to how future development should be designed. It does not prevent other designs, but there would need to be good reason for it not to be followed.		
026	6	Local Character	This is a rural village so don't see the need for additional green spaces	LGS designations are designed to protect existing green spaces - not create new ones and are detailed in the NP.		
032	6	Local Character	How can the community have positive input into the current and proposed transport infrastructure (buses)?	A formal proposal to LCC for improvement in the service has been put forward ahead of contract renewal in March 2025. Please speak with your local councillor if you wish to provide further input.		
032	6	Local Character	I hope that conservation area restrictions will not interfere with promoting green energy e.g. solar panels / car chargers	The rules make sure that new additions in the Conservation Area (like solar panels) don't affect Bretherton's charm. This way, the special qualities that make Bretherton worth conserving are maintained for future generations. That is the reason why such development requires planning permission, but it does not prevent it.		
042	3	Local Character	Landowners need to be made aware of the importance of preserving, hedges, trees, woodland, footpaths	These issues are important & have been included in the Plan.		
113	16	Local character	However, it goes to a level of precision which we believe to be unnecessary and indeed may have impacts on the ability of businesses to deliver development necessary to expand and improve their operations. These 'rules' are very rigid and are likely in some cases to render some forms of development which businesses need to deliver impractical or simply unviable, as the financial cost is too great.	A review of the Design Code is ongoing. .		
114	3	Local character	Reference to short-term politics at 2.18 and 2.21 seems inappropriate in a plan to last 15 years	The inclusion seeks to explain the background to plan preparation		
006	1	N Plan idea	In principle a neighbourhood plan is a good idea	Thank you, we hope everyone will support it.		
007	1	N Plan idea	It would be very difficult to have any meaningful input into future planning / development without a neighbourhood plan	Thank you, we hope everyone will support it.		
101	9	Nature	BCAC already undertake tree planting / maintenance and have seen an increase in wildlife on our property	Perhaps the BCAC could prepare info on flora & fauna at the site - adjacent habitats can then be assessed to ascertain whether they could be enhanced to benefit that wildlife.		
101	20	Nature	Although Clay'Ole has been identified as a local green space (Pg 33 6.33) it should be noted that the site is privately owned and leased by BCAC	Noted		
106	20	Nature	It is important that any developments include steps to protect existing wildlife and habitats	The NP recognises this & has included relevant provisions.		
114	9	Nature	The first line of the objective could be better worded. We suggest using the words "To halt and reverse the decline in Bretherton's wildlife through the application of bio-diversity net gain principles and other appropriate actions...".	Policy 4 has been redrafted. There will be a further opportunity to review in the post consultation exercise. If you have any comments, please contact a Parish Councillor.		
015	9	Nature	We should concentrate on newer more commer(cial?) crops that regenerate the land and enhance	It would not be possible to dictate what crops are grown on each field. Instead provision is included to enhance wildlife & biodiversity by wider field margins etc.		

015	20	Nature	More diversity, more arable crops and mix of crops	It would not be possible to dictate what crops are grown on each field. Instead provision is included to enhance wildlife & biodiversity by wider field margins etc.		
016	20	Nature	Should "or soil quality" be added after "local ecology" in item 9?	Policy NA4 has been redrafted. Please ensure it now covers important issues & if any omitted please advise the Parish Council.		
020	20	Nature	The list of buildings in N4 needs editing. Some are, in reality, repetitious	This section has been redrafted as the NP cannot nominate Assets of Community Value, that has to be done separately but it can identify important community facilities considered important to the village and have policies to protect and enhance them. The list in the Plan reflects the buildings considered important to the village in feedback received.		
026	20	Nature	We have some of the best agricultural land in the UK and should be used for agriculture as much as possible	The Plan tries to ensure current agricultural land is highly valued & will only be reduced in exceptional circumstances.		
032	20	Nature	But not sure in a modern world that old field boundaries can be restored. Better to focus on perimeter hedging. 10% of what? Definition of base line needed	If original hedge boundaries still exist it has been shown it is a more effective & quicker way to increase wildlife to enhance that hedge than create new boundaries. Agreed 10% is subjective term it is however the base determined in current regulations that have to be followed by the Plan.		
032	9	Nature	Where new development takes place often there is "overplanting" which leads to loss of plants rather than sustaining and improving. There is a discrepancy in rules applying to agricultural land and domestic land with regard to the protection of wildlife e.g. toads and newts. Farmers don't have to do as much as residents so one side of the hedge they could be protected yet not the other	Noted that historically this has often been the case. The Plan has attempted to place a more proactive approach from farmers to enhance hedges, trim at more suitable times of year for nesting birds, leaving field margins planted with wildflowers as further habitat etc		
033	20	Nature	Insert 'and green infrastructure, woodland...' Qualified only by inserting full wording as above into question.	Included green & blue infrastructure in Plan.		
036	20	Nature	With reference to watercourses, reference should be made to Gov.UK Flood Map for planning. Subsection: Service Water map - 'Long Term Flood Risk'. Also 'Ground Water and Reservoir Flood Risk'	Policy WM8 in the Plan details appropriate regulatory guidance info. If this is felt insufficient please revert to the Parish Council.		
036	9	Nature	The green space at the junction of South Road / Bamford's Fold was identified a public green space by the developer of Bamford's Fold. This has never been adopted by Chorley or Bretherton Parish Council so is under threat	The area is to be designated a LGS. Moving forward work is ongoing to try & effect a legal transfer of this land to the Parish Council.		
013	9	Nature (objectives)	This should be a priority	The Plan tries to ensure nature will be a priority in all village matters moving forwards.		
009	13	Nature: Trees, hedgerows, watercourses, water bodies and agricultural land	Property owners should be made to clear any ditches or water courses on their properties	Noted		
015	9	Nature: Trees, hedgerows, watercourses, water bodies and agricultural land	We should concentrate on newer more commer(cial?) crops that regenerate the land and enhance	It would not be possible to dictate what crops are grown on each field. Instead provision is included to enhance wildlife & biodiversity by wider field margins etc.		
031	20	Nature: Trees, hedgerows, watercourses, water bodies and agricultural land	More awareness of Chorley Council provision of trees / hedgerow plants	This is a focus of the plan		✓
113	1	Neighbourhood Plan	This isn't simply about protecting the status-quo but rather taking proactive (targeted and managed) steps to improve the village. This is evident in several sections of the Plan. For instance:• Neighbourhood Objective 3 promotes the provision of appropriate scale quality housing and a choice of tenure to respond to identified local needs,• Neighbourhood Objective 4 seeks to secure a net gain in the village's biodiversity baseline• Neighbourhood Objective 5 seeks to reduce the impact of traffic through the village• Neighbourhood Objective 6 promotes the provision of sustainable energy infrastructure • Neighbourhood Objective 9 promotes the provision of community facilities, amenities, and infrastructure	Noted		
042	1	Neighbourhood Plan	In order to keep our village as a village	Noted		
101	15	Objectives	Policing! Rural crime on increase in area and little police presence	Noted		✓
106	15	Objectives	Objectives are extensive and cover important issues in the village	Noted		



113	15	Objectives	<p>The Lilford Estate has prepared a Masterplan and Vision document for the sustainable development of Bretherton for the next 15 years, being the Plan period (Appendix 1). This sets out a series of potential investments which could be made by the Estate, including:</p> <ul style="list-style-type: none"> <li>• Improvements to Bretherton Cricket Club</li> <li>• Increase in parking provision at Bretherton Primary School</li> <li>• Increased and improved facilities at Bank Hall</li> <li>• Enhancements to existing Public Rights of Way across the Estate's landholdings</li> <li>• Improvements to Clay Old Pond</li> <li>• Enhancing nature and green infrastructure across the Estate's land</li> <li>• Alleviating flooding and increase Biodiversity Net Gain across the Estate's land</li> <li>• Drainage upgrading on agricultural land</li> </ul> <p>These potential benefits also include how the Lilford Estate can assist on matters that fall outside the scope of the Plan, but the Lilford Estate recognises are important for the local community.</p>	The feedback has been reviewed in relation to the views of residents and other feedback.	✓	
001	15	Objectives	Accessibility could have its own objective or feature more strongly in objectives 9 and 5. Security doesn't feature heavily in objective either	Noted		
007	27	Objectives	<p>1 The evidence base and consultation (residents' survey, business / not for profit survey, housing needs assessment, consultation events in Nov 2022 and April 2024) have demonstrated that residents and stakeholders have a keen interest in the future of Bretherton. While much of this information has been used to draft the neighbourhood plan there are many actions that can be taken by residents / parish council to develop and follow through these ideas:-</p> <ul style="list-style-type: none"> <li>- involvement in transport planning and improvement</li> <li>- working to improve the environment (green spaces) liaising with other groups (Croston, Friends of Bank Hall etc)</li> <li>- improving biodiversity</li> </ul> <p>These require action in addition to recording them as aspirations in the neighbourhood plan and it will be interesting to see if and how they are taken forward</p>	All noted, thank you		✓
038	15	Objectives	Monitoring of crime - police presence is a missing objective	Noted		✓
113	27	Other comments	<p>The Lilford Estate has prepared a Masterplan and Vision document for the sustainable development of Bretherton for the next 15 years, being the Plan period (Appendix 1). This sets out a series of potential investments which could be made by the Estate, including:</p> <ul style="list-style-type: none"> <li>• Improvements to Bretherton Cricket Club</li> <li>• Increase in parking provision at Bretherton Primary School</li> <li>• Increased and improved facilities at Bank Hall</li> <li>• Enhancements to existing Public Rights of Way across the Estate's landholdings</li> <li>• Improvements to Clay Old Pond</li> <li>• Enhancing nature and green infrastructure across the Estate's land</li> <li>• Alleviating flooding and increase Biodiversity Net Gain across the Estate's land</li> <li>• Drainage upgrading on agricultural land</li> </ul> <p>These potential benefits also include how the Lilford Estate can assist on matters that fall outside the scope of the Plan, but the Lilford Estate recognises are important for the local community</p>	noted		
114	23	Other comments	<p>This proposal needs to be a specific policy rather than a proposal in the Neighbourhood Plan. Having previously received Legal Advice, dated 3rd March 2024, we have taken the liberty of asking Counsel to prepare suitable draft wording that is legally compliant and supports the proposal. Policy ENE-1 – Asland Walks Energy Park – Green EnergyAsland Walks Energy Park site (shown in Figure 10) is an area that is potentially suitable for the development of solar and wind renewable energy infrastructure. (con't) The Parish Council supports the development of 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 the Asland Walks Energy Park site should demonstrate that:i) The development is designed and constructed to remain operational and safe in times of flood. ii) Landscaping and public access (if appropriate) have been fully considered. iii) Any environmental and visual impacts are clearly identified and appropriately managed and mitigated.</p>	Separate discussions have been held regarding the feedback		

114	23	Other comments	<p>iv) The development respects the residential amenity of those nearby.</p> <p>v) Enhancements and gains for biodiversity are delivered.</p> <p>Overall, the planning balance would have to demonstrate that the benefits of the development clearly outweigh harm to the Green Belt and any other harm including any environmental harm so as to demonstrate Very Special Circumstances.</p> <p>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 local community in Bretherton and renewable energy benefits</p> <p>Attached, as Item 3, is a legal opinion provided by Constanze Bell of Kings Chambers, Manchester, outlining the Legal position for "Community Benefits" in terms of planning application considerations. Constanze Bell has further taken the liberty in preparing below the suggested text and policy wording that would be legally sound if included within the Neighbourhood Plan. Proposed Wording of the Text: Site Specific Proposal ENE 1 is a specific Proposal for Asland Walks Energy Park, which has significant potential for the generation of clean renewable energy, using a combination of photovoltaic arrays and wind turbine development (see the site shown in Figure 10). Proposal ENE 1 seeks to bring together the unique set of circumstances that exist in Bretherton.</p>	Separate discussions have been held regarding the feedback		
024	27	Other comments	<p>The Parish of Bretherton includes a very large power consumer in GA Pet Food Partners (GA) who consume 20% of the whole of Chorley's commercial energy. GA is working jointly with Bretherton residents to provide a decentralised renewable energy resource, stored at Asland Walks and used directly by Bretherton Residents via a Local Energy Club, as well as by GA. The Parish Council will support the establishment of a community energy club if there is a clear community consensus in favour of such a club. The expectation is that the Bretherton Local Energy Club will receive twice the current electrical power consumed by residents, which will then be sold to the Club members at a low cost, allowing residents to transition from carbon based electrical power and heating to a renewable energy source. Should the agreed allocation of power exceed the needs of the residents, the balance will be sold to GA or other suppliers through the Grid, and the funds generated will be used to pay for community projects in the Parish.</p>	All evidence collated in the HNA, residents questionnaires, open-days etc support small scale "in-fill" housing & this is in the Plan. Traffic speed, parking etc are also being addressed in the Plan. Enquiries are ongoing to find creative off-road solution to parking on South Road to stop current grid lock that occurs especially at school drop-off & collection times.		
036	27	Other comments	<p>The Department for Business, Energy and Industrial Strategy has developed Good Practice Guidance for England regarding Community Engagement and Benefits from Onshore Wind Developments. This Guidance advises that 'community benefits' from renewable energy projects which make financial, or in-kind, contributions to local communities are not material considerations in planning decisions.</p>	In feedback received from residents, we have received a suggested detailed bus route plan that would incorporate a return service meeting the needs of the most populous areas of the village and link up with services on the A59 to provide an improved integrated service. Although the Neighbourhood Plan would not have the power to force change, the preference is to include the proposal in the plan as a matter of record and the Parish Council have already made a formal proposal to LCC mirroring this request ahead of contract renewal in March 2025. There has been considerable support for a return service generally.		✓
001	Other comments	Parish Council	<p>There is a general feel that the objectives and policies will only be referred to and used in response to planning applications / new developments. More emphasis should be put on "proactive" rather than "reactive" action to "enhance" and drive towards the objectives. Will there be active community steering groups for example looking for opportunities to deliver the objectives, making improvements towards?</p>	The steering group are actively working with the Parish Council to continue to develop the ideas and requests from residents received from the two questionnaires, many of which are not Planning matters, so cannot be included within the Neighbourhood plan.		✓
001	Other comments	Parish Council	Method of reviewing objectives needed	The steering group of the Parish Council has reviewed, and will continue to consult in order to develop a final version of the plan, which is then formally presented to Chorley Council for a Technical Review. A regular update of further changes and amendments will be included in the parish quarterly newsletter. The plan and objectives are reviewed in 15 years time.		✓
007	27	Parish Council	<p>1 The evidence base and consultation (residents' survey, business / not for profit survey, housing needs assessment, consultation events in Nov 2022 and April 2024) have demonstrated that residents and stakeholders have a keen interest in the future of Bretherton. While much of this information has been used to draft the neighbourhood plan there are many actions that can be taken by residents / parish council to develop and follow through these ideas:-</p> <ul style="list-style-type: none"> <li>- involvement in transport planning and improvement</li> <li>- working to improve the environment (green spaces) liaising with other groups (Croston, Friends of Bank Hall etc)</li> <li>- improving biodiversity</li> </ul> <p>These require action in addition to recording them as aspirations in the neighbourhood plan and it will be interesting to see if and how they are taken forward</p>	It is the intention at the end of the exercise that a list of 'matters of importance' will be listed and referred to the Parish Council for future action.		✓
007	4	Parish Council	A village action plan (ongoing) to ensure that issues are followed up and are not just confined to the history of the neighbourhood plan document	This will be addressed once the plan is finalised.		✓
007	5	Parish Council	But a vision requires action to implement / sustain it	This will be addressed once the plan is finalised.		✓
015	15	Parish Council	Free internet for pensioners in sheltered Accom. Plus security type cameras fitted - or used. Plus ability to open a mini not for profit shop	Noted		✓

015	Other comments	Parish Council	I always dreamed of living in Bretherton and I just wish the village stays very much the same and builds on the past and develops a better view of its image in the next 20 - 50 - 100 years. As people need a space to breathe and relax and Bretherton has it all and so can be aggressive with small changes to enhance what is a beautiful space and place	Noted		
024	Other comments	Parish Council	1 I was very disappointed to see the extent of housing Lilford Estate wish to put into Bretherton and feel the PC should send them a strong message that this is not acceptable.	The housing proposed by Lilford Estate is currently only a 'masterplan proposal' which does not form part of the NP policies. The Parish Council can only respond when an application is submitted - it will be considered against the Housing Policy which includes 'scale' and also the Design Code which requires development to be harmonious with existing patterns of building and the existing character of Bretherton.		
025		Parish Council	GA Pet Foods is too dominant a power in the village - traffic, development on agricultural land etc	The Plocks Farm site has evolved over the last 30 years, with three separate Masterplans being agreed and approved by Chorley Council. The consultation received indicated that the business supported a total of 2900 jobs nationally, of which 1161 were local jobs, being 650 direct jobs, 190 jobs created from the direct spending from wages, and a further 321 local jobs in the local supplier economy.		
026	22	Parish Council	Energy should be part of national strategy not parish council	Noted		
042	1	Parish Council	In order to keep our village as a village	Noted		
042	18	Parish Council	Is this the case? "I don't think Plocks Farm should be considered specifically. Any planning applications should follow normal planning procedures"	The Plocks Farm site is a significant existing development and employer in the Neighbourhood Plan Area. The steering group reviewed other similar neighbourhood plans, and they contained specific policies for similar isolated large developments in their plan area. It was therefore considered appropriate to include a policy, that places obligations on the sites operations, and their HGV traffic to their associated site at Buckshaw Village. The proposed policy is required to be considered by Chorley Council in any future Planning Application.		
042	23	Parish Council	Is this the case? "I See Q8. Inclusion of this in the neighbourhood plan gives the impression the Parish Council supports it"	The Parish Council supports the project providing there is community approval for the scheme	✓	✓
101	2	Planning	I feel that as a mainly agricultural area all planning applications need careful consideration to prevent loss of green spaces	Noted		
106	2	Planning	New development encourage new families into the village which is important to the school. The plan is a great way to protect the best characteristics of the village whilst still allowing for future developments	The criteria adopted within the plan concerning future development reflect residents majority views in feedback received.		
107	2	Planning	New developments are obviously important for growth but it's good to know the best characteristics of the village will always be considered for any future developments	Noted		
113	2	Planning	The objective of this submission is to demonstrate that the Lilford Estate is fully committed in its role, as the majority landowner in Bretherton village, and to explain how it can support and facilitate its long-term sustainable development, as a place to live and work, so that it is safe, sustainable and accessible which supports healthy lifestyles and the environment.	Noted		
113	4	Planning	To assist the Bretherton Parish Council in delivering the Plan's vision and community benefits, he Lilford Estate has prepared a Masterplan and Vision document for the sustainable development of Bretherton for the next 15 years, being the Plan period (Appendix 1). This sets out a series of potential investments which could be made by the Estate, including: <ul style="list-style-type: none"> <li>• Improvements to Bretherton Cricket Club</li> <li>• Increase in parking provision at Bretherton Primary School</li> <li>• Increased and improved facilities at Bank Hall</li> <li>• Enhancements to existing Public Rights of Way across the Estate's landholdings</li> <li>• Improvements to Clay Old Pond</li> <li>• Enhancing nature and green infrastructure across the Estate's land</li> <li>• Alleviating flooding and increase Biodiversity Net Gain across the Estate's land</li> <li>• Drainage upgrading on agricultural land</li> </ul> These potential benefits also include how the Lilford Estate can assist on matters that fall outside the scope of the Plan, but the Lilford Estate recognises are important for the local community	Noted		

114	2	Planning	<p>The Neighbourhood Plan should be much more than “keep the best characteristics of the village in the future”. It should be about integrating the national and regional land use policies with identified local needs and aspirations to achieve a sustainable Neighbourhood Plan for all.</p> <p>The Planning Context is to look forward and consider the future needs, rather than just preserve what currently exists. It should enhance and improve the best characteristics so they are sustained and valued in the long term, whilst providing a framework for the control of expansion and development in the community</p>	noted		
033	2	Planning	Page 2. Policy NA4 should state 'woodland' before 'trees' to match policy wording. NB Also include 'woodland' P20 clause 6.1 Policy NA4.	Now amended		
036	2	Planning	On page 6, statement 2.8, would disagree on the "tightly drawn settlement boundary". More of a linear village with no defined centre	Noted		
039	2	Planning	It is important to protect the characteristics of the village for any future developments, growth is also important and I feel this plan allows for both and that any future developments will only be approved if they meet with the village needs and fit in with the current characteristics	Noted		
026	23	Policy ENE 1	Prime farming land should not be used for this	We understand that the proposal will not place solar panels on the best and most versatile agricultural land.		
108	23	Policy ENE1	May we suggest that community facilities within the village take priority for the provision of sustainable energy	The Bretherton Energy Partnership proposal will be available equally to all residents, businesses and not for profit organisations.		
113	23	Policy ENE1	The Plan supports the delivery of the Asland Walks Energy Park, which has significant potential for the generation of clean renewable energy, using a combination of photovoltaic arrays and wind turbine development. A Local Energy Club is proposed to be established, in partnership with GA Pet Food Partners, to supply the community with clean energy at reduced cost, which is of significant potential benefit to the Bretherton village and its businesses. The delivery of the Asland Walks Energy Park requires collaboration with the Lilford Estate in respect of potential connections over its land ownership to the village of Bretherton	Noted		
004	23	Policy ENE1	Not clear to me how AW energy park would mitigate visual impacts and improve biodiversity?	The visual impact of the solar panels can be mitigated with advanced landscape planting. However the visibility of a single turbine is what it is, and cannot be hidden from view. In terms of biodiversity, the site must meet the statutory 10% improvement on site. In addition, we understand that there is some 60 acres that is available to be used as a Habitat Bank, that could support other Biological Net Gain from other development sites in Chorley.		
005	23	Policy ENE1	Unfortunately it is inevitable and hopefully benefits the whole community	Noted		
013	23	Policy ENE1	Supported, provided it is not extended beyond this proposal	Noted		
025	23	Policy ENE1	This is over development of local beauty spot	Noted		
031	23	Policy ENE1	As indicated earlier I remain to be convinced that this will turn out to be of benefit to Bretherton and its residents. GA Pet Foods are the primary beneficiaries of the scheme so I understand they are pushing the idea	Noted		
032	23	Policy ENE1	But what is meant by "clear consensus". Is it a % of the residents or a % of the club?. Which option is of greatest benefit to most residents / all residents	Residents will be invited to give their views on any planning application received. Those views will be independently obtained, and reported. As there will be many aspects to assess, any conclusion will need to review and consider all aspects, and reach a general "consensus " on the proposal.		
039	23	Policy ENE1	Supports EN6 Green renewable energy	Noted		
042	23	Policy ENE1	Community facilities should be given priority e.g. churches, cricket club etc	The Bretherton Energy Partnership proposal will be available equally to all residents, businesses and not for profit organisations.		
108	22	Policy ENE6	We feel point (g) is very important	Noted		
114	22	Policy ENE6	As mentioned above, policy (g) is incompatible with the general policy and should be re-allocated under the Nature NA4 Policy.	Noted		

114	16	Policy LC1	<p>i) This policy should specify a particular area, i.e. the Bretherton Conservation Area over which it is to apply.</p> <p>ii) As drafted, it would apply to every development and potentially include all developments being undertaken under the General Permitted Development Order.</p> <p>iii) In GA's case the "need to show" - tranquillity – including peace and quiet and dark skies would be highly restrictive and conflict with the agreed objective to "support and encourage existing businesses".</p> <p>iv) The second part of the policy, as drafted, would likewise apply to every application, in every location within the Parish, with no de minimis limit.</p> <p>v) For example, an application for the modification of an existing consented development at Plocks Farm would require all the items listed (a) to (h) to be resubmitted.</p> <p>vi) We suggest that the issue of "tranquillity" is reworded to perhaps "Respect the tranquil nature of the local character through consideration of appropriate issues such as peace, quiet and dark skies".</p> <p>vii) We suggest the draft wording be modified by the addition of the words "as appropriate". The policy would then state, "Future Development Proposals, as appropriate, 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:-"</p>	Noted. Changes have been made to the plan acknowledging these comments.		
025	16	Policy LC1	I think this is a good idea as long as it is not used narrowly and not in a restrictive way and innovative design is considered especially where sustainability is concerned	Noted		
105	16	Policy LC1	Peace and Quiet and Dark skies ....Whilst we respect our neighbours, this cannot always be achievable, in Agriculture work hours are determined by the ever changing weather and not always by the clock. Whilst I am sure it was peaceful and dark in Bretherton in 1639, it is not now. Machinery operations both in field as well as farm buildings and yard areas, work lights, flashing lights, yard lights. All these are now common place in modern day agriculture.To include the open countryside with restrictions of this nature is unreasonable.	The Policy has been drafted to protect "Bretherton's rural character" . However, the steering group takes on board the point you make, and the Plan has made clear that the policy is not intended to impact any seasonal agricultural operations.		
105	16	Policy LC1	Parish councils supporting factors... The supporting information requests from the parish council in my opinion go above and beyond necessary, more so in the open countryside than the conservation area. The phrase: But not limited to: also gives the parish council too much control or a get out clause for use of another phrase.These controls over the whole area will cause in most cases unnecessary expense added to an already robust planning process.	The steering group are certainly not wishing to increase the burden on local businesses, and have amended the words to hopefully provide some "comfort" to the concern. It is however important to make provision for the Parish Council to have an over view of any future matters that would prevent people in the village enjoying usual peaceful occupation of their property.		
105	16	Policy LC1	Public rights of way...We have public footpaths that run across the farms and through the yard areas. Support for Any future developments of the farm and farm yard areas should be allowed easements of the footpath routes for any health and safety reasons, should it be required.	Provision already exists if there are special reasons to consider altering the route of a Public Right of Way. Any developments can factor in pre existing PROW.		
108	17	Policy LE1	Terminology is vague & generalised in its context. It could be interpreted in its meaning to suit purpose rather than being applied sympathetically to maintain the village's distinctiveness	Noted		
113	17	Policy LE1	Via this policy, every planning application submitted by a new business in Bretherton, whether that be agriculture, or industry would require that businesses submit an assessment to demonstrate that it is of a 'small local scale' that supports the village and requiring a further alternative site 'sequential' assessment, to demonstrate why it could not be located on an existing brownfield site in Bretherton.	Some changes have been made to reflect these concerns		

114	17	Policy LE1	<p>i) The words “particularly on existing Brownfield Sites” seem inappropriate. It is requested that the words be replaced by “particularly on previously developed sites”. This would have a similar purpose but potentially has more clarity rather than needing to interpret the term “brownfield”.ii) It is requested that the word “small” be removed from paragraph (a). Establishment of new “small businesses” seems inappropriate. Why are we testing the size of the business before we allow it to be established?iii) The requirement for businesses to be restricted to a “small local scale” seems in conflict with the objective to “support and encourage businesses”. It is suggested that the words “small local” should be removed and replaced with the words “appropriate scale”.iv) Likewise, the policy as drafted will only allow the establishment of businesses that support the village. Therefore, a highly technical Software Engineer would potentially not be permitted to establish his business within Bretherton, as the business does not support the village. This seems an unnecessary test and restriction)</p> <p>The words “particularly on existing Brownfield Sites” seem inappropriate. It is requested that the words be replaced by “particularly on previously developed sites”. This would have a similar purpose but potentially has more clarity rather than needing to interpret the term “brownfield”.ii) It is requested that the word “small” be removed from paragraph (a). Establishment of new “small businesses” seems inappropriate. Why are we testing the size of the business before we allow it to be established?iii) The requirement for businesses to be restricted to a “small local scale” seems in conflict with the objective to “support and encourage businesses”. It is suggested that the words “small local” should be removed and replaced with the words “appropriate scale”.iv) Likewise, the policy as drafted will only allow the establishment of businesses that support the village. Therefore, a highly technical Software Engineer would potentially not be permitted to establish his business within Bretherton, as the business does not support the village. This seems an unnecessary test and restriction</p>	Discussions have been held regarding the feedback and changes have been made acknowledging these comments. The policy has been reviewed.		
013	17	Policy LE1	This appears proportionate	Noted		
016	17	Policy LE1	Would it be better to refer at a) to supporting the achievement of the neighbourhood objectives rather than "support the village"?	The policy wording has been changed to: "a) The enabling of people who wish to work from home and the establishment of new businesses to a local scale."		
036	17	Policy LE1	Should include not just small but medium sized businesses as that would improve employment opportunities	The policy has been modified to 'The sustainable development of new and existing businesses and organisations to allow them to prosper as they evolve to an appropriate scale'.		
038	17	Policy LE1	Do not AGREE with level and scale of proposed development	Noted		
040	17	Policy LE1	Vague descriptions mean anything could happen!!!	Noted		
105	17	Policy LE1	a) What determines: small:?. This word is not necessary in this paragraph in my opinion and again allows a parish council too much control.: Establishment of New businesses to a local scale: is adequate enough.	The word "Small" has been removed from the policy.		
105	17	Policy LE1	b) The sympathetic conversion, EXTENSION OR REPLACEMENT of existing buildings should be considered to be added. As in many cases old porous brick farm buildings are unviable to repair and in many cases can be more efficient to replace in the long term.	The policy has been amended to " b) 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. Replacing of unviable buildings with benefits of e.g. lower energy usage would be positive factors in any applications. The Parish Council's aim is to preserve where possible & improve where practical local buildings.		
105	17	Policy LE1	c) The diversification of farms and rural businesses together with APPROPRIATE scale leisure activities, tourism and HOSPITALITY. Worded slightly different this paragraph reads on a more level playing field.	The policy has been amended to " c) The diversification of farms and rural businesses, together with appropriate scale leisure activities, and tourism and hospitality activities."		
106	18	Policy LE2	Their environmental pledges look to protect the local environment and show they care about the local environment	Noted		
108	18	Policy LE2	We have concerns over pollution and disposal of waste	Noted		
114	18	Policy LE2	GA appreciates the support offered by the Bretherton Neighbourhood Plan in proposing a specific policy for Plocks Farm	Noted thank you		
0132	18	Policy LE2	As long as the pledges are respected and honoured	Noted		
015	18	Policy LE2	We need and require big businesses to drive change and the owner in local	Noted		
026	18	Policy LE2	Over development in a rural setting currently a local beauty spot	Noted		

032	18	Policy LE2	Who will uphold the environmental pledges? What are small scale leisure activities? Needs clarification	(1) Planning Permissions contain conditions which are enforced by Chorley Council. With reference to the Plocks Farm site, in addition to Planning conditions, the site is subject to an Environmental Permit, which ensures the operations meet the requirement to use the "best available techniques". (2) Small scale Leisure activities , covers a wide range of uses, generally associated with the tourism and associated enterprises.		
043	18	Policy LE2	I don't think Plocks Farm should be considered specifically. Any planning applications should follow normal planning procedures	This proposed policy will help to guide Chorley Council on the wishes of Bretherton residents on the development of Plocks Farm, in addition to all other national and regional planning policy.		
031	18	Policy LE2	Still not sure. Environmental pledges sound good but this is already a substantial operation and the proposed benefits of Asland Walks Energy Park don't add up in my view. I'm not sure it is a good idea for our village	Noted		
101	7	Rural economy	With the proviso of following planning closely and restricting more building	Noted.		
102	7	Rural Economy	As we have recently taken over the lease for the Old Corn Mill this is of particular importance and w would like to work with the community to encourage and improve what we can	Thank you.		
107	7	Rural economy	Very important for the village	Noted		
108	7	Rural economy	We are concerned about the development of new business (1X (iii) & x) as descriptions are vague as to size and impact visually & traffic. We would require more specific info about the development plans to make further points. This is greenbelt land for (iii) & (x) not for business	The group considers that the policy, as drafted, is very restrictive, and limits new business development significantly. The proposed Policy has been modified to refer to sympathetic conversion of existing buildings, appropriate modification of those building and appropriate scale leisure activities. Suitable protections remain in policy LC1.		
113	7	Rural economy	A significant number of existing agricultural businesses occupy land and farms within the Lilford Estate's ownership in Bretherton. These businesses make a significant contribution to the village and one of the Plan's objectives is to support their growth and diversification as well as supporting new businesses. However, the Estate does have significant concerns that the Draft Plan is seeking to impose requirements on businesses, which are onerous and will place burdens on them and their ability to locate in Bretherton and to grow, contrary to the stated ambitions of the Plan	Separate discussions have been held regarding the feedback		
007	17	Rural Economy	Planners should accept that listed properties may wish to add energy saving elements such as heat pumps and solar panels. The hoops to jump through are large and often prohibit progress	Noted		
015	16	Rural Economy	Provide small starter kits for businesses to set up or locale	The survey of residents and businesses did not identify any need or demand for small commercial starter units		
015	7	Rural economy	Yes I feel arable should be increased to allow a better diversity of insects and small mammals	The Nature policy supports this, where it is possible to do so.		
032	17	Rural Economy	What is "a small local scale"? Is it tokenism?	The steering group agrees with the concern. It proposes to change the wording on rural non-agricultural development to being of an "appropriate scale " as opposed to "small local scale" so that all factors can be taken into account.		
032	7	Rural Economy	There should be cast-iron guarantees that development at Plocks Farm is controlled and that the planning department is able to monitor this	The current Planning Conditions and Environmental Permit, require annual reporting and targets to be achieved, in terms of noise, odour, transport, ecology, water discharges, and apprentice employment. These are monitored by Chorley Council and the Environment Agency, and available on their web site.		
033	7	Rural economy	Qualified – subject to 1) 6.10 is basically repeat of 4.10 2) terminology in 6.10 'submitted by Acland Bracewell as agents for Lilford Limited companies. 'Consultation meetings were held following requests from Acland Bracewell as agents for Lilford Limited companies''. 3) headings change keep to 'Business surveys & nor for profit (NFP) business surveys.	Terminology has been clarified		
035	7	Rural economy	Canal Leach have to park cars here at a cost 6/11 iv) not suitable for housing on an already busy road 6/11 v) not suitable for housing on an already busy road	Noted		
036	7	Rural economy	6.11 iv) the former car repair garage should be used for light industrial / commercial with large forecourt and direct access to N Rd	Noted		
037	7	Rural economy	Agree with caveats - the right kind of development without impact on the rural character of Bretherton as stated in 1)	The proposed Policy has been modified to refer to sympathetic conversion of existing buildings, appropriate modification of those building and appropriate scale leisure activities. Suitable protections remain in policy LC1.		

038	7	Rural economy	Because it is a small scale small rural village and does not require new exciting (sic) business	Noted		
040	7	Rural economy	6.11 part iii) and x) - this is greenbelt land - we do not agree with business use	Noted		
042	7	Rural economy	The impact of new businesses and extending existing business will have a detrimental effect in the village with more vehicles in particular HGV, delivery vans. 6.11 (iii) no commercial site development here (iv) careful consideration (v) no large development (vi) no to extending area (ix) not sure what this means (x) no retail units	The proposed Policy has been modified to refer to sympathetic conversion of existing buildings, appropriate modification of those building and appropriate scale leisure activities. Suitable protections remain in policy LC1.		
013	7	Rural economy objectives	Provided they are in keeping with the local character (Q6) and are not invasive	The proposed Policy has been modified to refer to sympathetic conversion of existing buildings, appropriate modification of those building and appropriate scale leisure activities. Suitable protections remain in policy LC1.		
101	10	Sustainable Transport & Traffic Generation	Living in Croston totally agree with anything that affects traffic / promotion of public transport	Noted		
106	21	Sustainable Transport & Traffic Generation	Important that any developments consider the impact on traffic. Easing congestion around the school also important, a car park close by would be wonderful!!	Noted		
108	10	Sustainable Transport & Traffic Generation	Elderly members of the congregation & youth members struggle with the bus service - we feel this needs addressing as a priority. The business around the school at particular times concerns us too - i.e. child safety HGVs need route redirection	In feedback received from residents, we have received a suggested detailed bus route plan that would incorporate a return service meeting the needs of the most populous areas of the village and link up with services on the A59 to provide an improved integrated service. Although the Neighbourhood Plan would not have the power to force change, the preference is to include the proposal in the plan as a matter of record and the Parish Council have already made a formal proposal to LCC mirroring this request ahead of contract renewal in March 2025. There has been considerable support for a return service generally.		
005	21	Sustainable Transport & Traffic Generation	Not sure if there is enough use of the bus service needs a return route	In feedback received from residents, we have received a suggested detailed bus route plan that would incorporate a return service meeting the needs of the most populous areas of the village and link up with services on the A59 to provide an improved integrated service. Although the Neighbourhood Plan would not have the power to force change, the preference is to include the proposal in the plan as a matter of record and the Parish Council have already made a formal proposal to LCC mirroring this request ahead of contract renewal in March 2025. There has been considerable support for a return service generally.		✓
007	21	Sustainable Transport & Traffic Generation	How will this be achieved? What evidence is there of progress so far?	The proposal will be included in the NP. Please contact your local Parish Councillor so views can be collected. Please also refer to ref 7 Q7 response.		✓
007	7	Sustainable Transport & Traffic Generation	Better transport links - linking A59 buses/ Bretherton buses and Croston railway station would support this	In feedback received from residents, we have received a suggested detailed bus route plan that would incorporate a return service meeting the needs of the most populous areas of the village and link up with services on the A59 to provide an improved integrated service. Although the Neighbourhood Plan would not have the power to force change, the preference is to include the proposal in the plan as a matter of record and the Parish Council have already made a formal proposal to LCC mirroring this request ahead of contract renewal in March 2025. There has been considerable support for a return service generally.		✓
007	7	Sustainable Transport & Traffic Generation	Better transport links - linking A59 buses/ Bretherton buses and Croston railway station would support this	Please see response to ref 005 Q21		



008	10	Sustainable Transport & Traffic Generation	We appreciate that much of this is outside the control of the Parish Council but we'd agree with comments in the plan about the need for better bus connections	In feedback received from residents, we have received a suggested detailed bus route plan that would incorporate a return service meeting the needs of the most populous areas of the village and link up with services on the A59 to provide an improved integrated service. Although the Neighbourhood Plan would not have the power to force change, the preference is to include the proposal in the plan as a matter of record and the Parish Council have already made a formal proposal to LCC mirroring this request ahead of contract renewal in March 2025. There has been considerable support for a return service generally.		✓
010	10	Sustainable Transport & Traffic Generation	Bear in mind any extra properties around South Road would definitely increase traffic and South Road through village could be 20 mph	The policy TR5 has been devised with this particular issue in mind.		✓
013	10	Sustainable Transport & Traffic Generation	Resurfacing our main village roads would help to reduce noise (as has happened with A59). "Green" parking areas could be created to reduce congestion around the school, tied in with cycle paths / green areas	The creation of a parking area near to the school forms part of future policy if planning applications are received that could potentially increase traffic congestion. The suggestion to resurface roads around the village is noted and will be incorporated into a future action plan for topics that fall outside the remit of a NP.		✓
014	10	Sustainable Transport & Traffic Generation	Parking outside school: breaks in road parking required now, allowing traffic to integrate easier. Bus must integrate with train times and go to A59	Please see response to ref 005 Q21 concerning bus integration. The suggestion to instigate traffic breaks to improve flow is noted. This is the responsibility of Lancashire County Council and although it falls outside the remit of the Neighbourhood Plan, it will be added to the list of preferences when liaising with highways.		✓
015	10	Sustainable Transport & Traffic Generation	Slow the traffic down make rat runs uncomfortable and bring in more of what makes a village not a way through	Covered in policy TR5		✓
015	21	Sustainable Transport & Traffic Generation	Pedestrian and cycle only routes. EVCP needs to be planned	Covered in policy TR5		✓
018	10	Sustainable Transport & Traffic Generation	We need a push to have average speed check cameras along South Road	This specific suggestion did not feature highly in initial "residents" feedback that the draft plan is based upon. However the issue has been referred to in later post consultation "residents" comments and the plan will be amended accordingly. It should be noted that traffic matters fall outside the strict remit of the Neighbourhood Plan unless it can be linked to proposed development. On the basis that there are currently no designated areas that are likely to impact in the short to medium term, the list of suggestions put forward by residents to ease traffic flows within the village including this one will form the basis of separate discussions with Lancashire County Council. The steering group have already been in contact with LCC regarding the various suggestions. Funding is an issue but it will remain the focus of the Parish Council to push for further change		✓
021	18	Sustainable Transport & Traffic Generation	I would emphasize paragraph B in LE2 ideally NO HGVs should be passing through Bretherton	We have held discussions with LCC concerning a variety of suggestions. It is not possible to ban HGV's on formal B roads.		✓
023	10	Sustainable Transport & Traffic Generation	Probably not achievable in practice			
024	10	Sustainable Transport & Traffic Generation	Very frustrated that the plan only references an average speed camera on North Road when there are far more houses, people (a school!) and a national speed limit road on South Road. Surely there is a much more compelling case for average speed cameras on South Road / Flag Lane?	Please see reply to ref 18 Q10		✓

024	Other comments	Sustainable Transport & Traffic Generation	2 A key aim of the plan in the short term should be to improve road safety, reduce speeding and in particular to change the speed limit on Flag Lane / Bretherton Road from NSL. How it is acceptable for this to be 70 mph with the pedestrian crossing on it (with no assistance for crossing) is frankly beyond me!	This specific suggestion did not feature highly in initial "residents" feedback that the draft plan is based upon. However the issue has been referred to in later residents feedback and the plan will be amended accordingly. It should be noted that traffic matters fall outside the strict remit of the Neighbourhood Plan unless it can be linked to proposed development. On the basis that there are currently no designated areas that are likely to impact in the short to medium term, the list of suggestions put forward by residents to ease traffic flows within the village including this one have already formed the basis of separate discussions with Lancashire County Council and the steering group have already been in contact with LCC regarding the various suggestions. There are several parties involved in consultancy when reviewing speed limits.		✓
025	21	Sustainable Transport & Traffic Generation	Limiting HGV through is necessary. Improving public transport is much needed	Noted		
026	10	Sustainable Transport & Traffic Generation	More should be done to allow traffic to bypass the village or restrict through traffic for HGVs	The suggestion is incorporated into policy TR5. However the Neighbourhood Plan is designed to influence traffic matters where future development is proposed. Any significant charges not linked to development fall outside the strict remit of the Neighbourhood Plan but the Parish Council will seek to initiate discussions with Lancashire County Council concerning the list of points raised by residents in NP surveys. The steering group have had discussions with LCC already and it is clear the policy of diverting HGV's on B roads is currently problematic.		✓
026	15	Sustainable Transport & Traffic Generation	Street lighting to Croston Station	The suggestion had been raised with LCC as part of the steering groups discussion with them. In term of funding, this ranks very low on the scale of priorities. Greater priority is being given to the two-way bus service.		✓
026	21	Sustainable Transport & Traffic Generation	More needed to limit HGVs through village	The suggestion is incorporated into policy TR5. However the Neighbourhood Plan is designed to influence traffic matters where future development is proposed. Any significant charges not linked to development fall outside the strict remit of the Neighbourhood Plan but the Parish Council will seek to initiate discussions with Lancashire County Council concerning the list of points raised by residents in NP surveys. The steering group have had discussions with LCC already and it is clear the policy of diverting HGV's on B roads is currently problematic.		✓
027	10	Sustainable Transport & Traffic Generation	Enforcement of speed limit by police might change the culture of speeding especially on North Road	Noted		
031	10	Sustainable Transport & Traffic Generation	There are currently far too many large lorries driving through the village and car parking especially by the school is a problem	The suggestion is incorporated into policy TR5. However the Neighbourhood Plan is designed to influence traffic matters where future development is proposed. Any significant charges not linked to development fall outside the strict remit of the Neighbourhood Plan but the Parish Council will seek to initiate discussions with Lancashire County Council concerning the list of points raised by residents in NP surveys. The steering group have had discussions with LCC already and it is clear the policy of diverting HGV's on B roads is currently problematic.		✓
031	21	Sustainable Transport & Traffic Generation	Bretherton's roads are simply not designed for the number of extremely large lorries which use them. Also it is necessary to have a car if you want to get around. Public transport is totally inadequate	The inadequacy of public transport is highlighted in the plan. The intention is to make representations to the relevant authorities to improve services.		
032	10	Sustainable Transport & Traffic Generation	Not too sure that residents would charge their vehicles away from their own house (except perhaps Woods Row or Moorhey Cottages where front charging would be difficult. Transport should be appropriate to time of day and should link with rail and other bus route timetables	Noted		
032	21	Sustainable Transport & Traffic Generation	For a service that is infrequent a bus shelter should be provided, See Question 10 response " Transport should be appropriate to time of day and should link with rail and other bus route timetables"	Acknowledged and covered in the Neighbourhood Plan		
035	10	Sustainable Transport & Traffic Generation	It's up to individuals to decide if cars are appropriate and if an elderly person is not fit to drive then they won't manage to get on a bus	Noted		

037	10	Sustainable Transport & Traffic Generation	A difficult one! Use of cars is central to lives of people living away from the main road. Elderly people have no option! If public transport were increased how many people would use it?	Positive feedback has been received from residents regarding a change to bus services if the options were more 'user friendly'.		
037	21	Sustainable Transport & Traffic Generation	Sustainable transport a problem - especially with the elderly in the more rural parts of the village - not flexible enough. North Road traffic needs to be controlled. Junction of N Road and Carr House Lane needs a roundabout	In feedback received from residents, we have received a suggested detailed bus route plan that would incorporate a return service meeting the needs of the most populous areas of the village and link up with services on the A59 to provide an improved integrated service. Although the Neighbourhood Plan would not have the power to force change, the preference is to include the proposal in the plan as a matter of record and the Parish Council have already made a formal proposal to LCC mirroring this request ahead of contract renewal in March 2025. There has been considerable support for a return service generally. In regard to a roundabout in the location suggested, this has been included in correspondence sent to LCC by the steering group. The Parish Council will take this forward as a non Neighbourhood Plan matter.		✓
038	10	Sustainable Transport & Traffic Generation	The village cannot take more traffic	Noted		
040	10	Sustainable Transport & Traffic Generation	School congestion remains a big concern in terms of child safety. HGVs need redirecting. Traffic speed on South Road as vehicles enter from Croston is a big concern - again accidents waiting to happen	Addressed in policy		
040	10	Sustainable Transport & Traffic Generation	Has the parish council ever conducted traffic monitoring to accurately quantify the extent of the perceived problems? Could it obtain funding to do so or request this to be done? Has the idea of a monitored crossing been explored?	The have been no recent traffic monitoring surveys conducted. It is the intention that discussions will be instigated with highways at Lancashire County Council to discuss the current draft policy in the Neighbourhood Plan and investigate the steps that would be needed to improve traffic management (including a number of residents suggestions) within the village.		✓
042	10	Sustainable Transport & Traffic Generation	Traffic calming needed outside school. Parking for school. HGVs restricted and farm vehicles reduces speed. 112 bus is not fit for purpose and should be connecting with other bus routes Preston / S'port on A59 / trains at Croston	Please refer to other responses within this feedback section.		
113	5	Vision	By necessity, the Plan therefore should support additional sustainable development in Bretherton above that which the current Chorley Local Plan facilities in the interest of realising the positive changes (and Planning Gain) sought through and which is the very focus of the Draft Plan. The Lilford Estate would like to work collaboratively with the Bretherton Parish Council in advance of the Pre-Submission Draft publication to establish how the Plan can be modified to address this.	Separate discussions have been held regarding the feedback		
114	5	Vision	Assuming the vision is as stated in the Draft Plan at 5.1 and not as detailed in the questionnaire, which highlighted the vision as "to ensure Bretherton is a safe, sustainable and accessible place which supports healthy lifestyles and the environment"	Separate discussions have been held regarding the feedback		
001	12	Vision	Consider shortening as currently too long to be memorable and easily referred to. The detail can, and is contained in the objectives to deliver the high level vision	The steering group have received broad consensus on the current list of objectives		
013	9	Vision	We think it is comprehensive and a good summary for Bretherton	Thank you		
015	5	Vision	Since moving to the village 20 years ago I feel that the village has kept retained and enhanced open spaces	Noted		
016	5	Vision	The way the vision is expressed in the questionnaire is slightly different from the way it is expressed in the draft plan	Noted, any changes made reflect feedback from residents.		
036	5	Vision	Do not consider Bretherton to be quiet on South and North Roads - extremely noisy at times	Noted		
038	5	Vision	But do not agree with any form of new housing to protect the village	Noted		
106	24	Waste	There is a fabric / clothes bin in the school car park, more bins like this would be welcome	Centralised recycling points are a good idea but where could they be located? Recreation ground car park isn't large enough to accommodate any bins and access is narrow. This will remain under review.		✓

40	13	Waste	What does "design of storage space to support recycling" mean?	The Design code that accompanies the draft plan makes reference to this "to make sufficient provision for sustainable waste management(including facilities for kerbside collection, waste separation....) without adverse impact on the street scene the local landscape or the amenities of neighbours" and " integrate bin/cycle storage into the design of the building.....doesn't detract from the visual aesthetics of the street"		
108	24	Waste	<u>But</u> b) greater clarity required gto explain "design of storage space"	The Design code that accompanies the draft plan makes reference to this "to make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation....) without adverse impact on the street scene the local landscape or the amenities of neighbours" and " integrate bin/cycle storage into the design of the building.....doesn't detract from the visual aesthetics of the street"		
114	24	Waste	As mentioned above, this draft policy specifies that it should apply to all applications. The draft wording should be amended to include the words "as appropriate". The wording should, therefore, read as follows:- "All applications, as appropriate, should show how neighbourhood-level waste impacts have been considered".	Environmental factors are considered very important in feedback received from residents. The words 'as appropriate' introduce a high degree of subjectivity and as such matters should be a material consideration in planning applications, it is expected waste questions should be considered in most cases. It is expected that a common sense approach would be applied in simple applications where waste is not a material factor.		
002	12	Waste	Central recycling points?	Centralised recycling points are a good idea but where could they be located? Recreation ground car park isn't large enough to accommodate any bins and access is narrow.		
013	12	Waste	Current arrangements from Chorley are good	Recycling facilities in Farington and Chorley do provide good options		
015	12	Waste	Sounds good - but outcome may be very different. Not happy with the proposals - GA will be the winner	Comments are noted		
015	12	Waste	Local collection points for plastics and small appliances	Centralised recycling points are a good idea but where could they be located? Recreation ground car park isn't large enough to accommodate any bins and access is narrow. This will however remain under review.		√
026	12	Waste	Current recycling strategy is sufficient	Recycling facilities in Farington and Chorley do provide good options		
026	24	Waste	Biomass incinerator are noisy smelly and give off lots of ash	Comments are noted		
032	12	Waste	We are very lucky to have such a good "tip" locally. There should be more research and information about reuse and reforming of junk, nationally and locally	The subject falls outside the Neighbourhood Plan remit.		
032	24	Waste	What does "design of storage space to support recycling" mean?	The Design code that accompanies the draft plan makes reference to this "to make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation....) without adverse impact on the street scene the local landscape or the amenities of neighbours" and " integrate bin/cycle storage into the design of the building.....doesn't detract from the visual aesthetics of the street"		
035	12	Waste	Happy with Chorley collections for waste	Noted		
037	12	Waste	Again, any waste management needs to be provided without a detrimental influence on the environment or the lifestyle of residents. Bretherton VISION needs to be protected	Comments are noted		
037	24	Waste	Chorley provides an excellent service. We do not want any large scale development, as threatened in the past i.e. LAGOON off Eyes Lane	Comments are noted		
038	12	Waste	In principle yes, however no local tip, and more specific detail required regarding any proposals	Recycling facilities in Farington and Chorley do provide good options locally.		
042	12	Waste	Fly tipping / litter, dog fouling is a big problem. Perhaps more village skip days would help	Bretherton Parish Council have from time to time organised an annual free skip day through Chorley Council. Litter picking is provided for by BPC through a local contractor. Volunteers also regularly arrange litter picks. Fly tipping is reported to Chorley Council - they are very responsive in collecting any illegal tipping.		

042	24	Waste	(b) should not be a community space but for each residential property	Noted		
101	13	Water management	Ditch maintenance and hedgerow maintenance is needed to alleviate flooding. Roads already narrow and made worse by overhanging hedges	The draft Neighbourhood Plan notes that the Parish Council expect landowners, Chorley Borough Council, Environment Agency and United Utilities to work together to improve the waste water infrastructure (e.g. the maintenance of ditches).		
101	25	Water management	Once again feel more ditch clearing would help. Query who is responsible? Is it the landowner's job?	Landowners are responsible for the maintenance of ditches. The draft Neighbourhood Plan notes that the Parish Council expect landowners, Chorley Borough Council, Environment Agency and United Utilities to work together to improve the waste water infrastructure (e.g. the maintenance of ditches).		
103	13	Water management	The main challenge with water management is to get it away and out to sea, this is a government issue together with the EA	Noted		
106	25	Water management	Flooding is already an issue so it's important any future developments take this into account	Noted		
108	13	Water management	Gullies need more frequent clearing as do field ditches to maintain better flow of water. Water management & sewage pumping out frequency at Marl Cop concerns us in relation to new housing being built	The draft Neighbourhood Plan notes that the Parish Council expect landowners, Chorley Borough Council, Environment Agency and United Utilities to work together to improve the waste water infrastructure (e.g. the maintenance of ditches).		
108	25	Water management	g) concerns us. What is meant by larger developments	The reference to developers needing to commission independent water management surveys for larger developments is not indicative of support for larger developments. The Neighbourhood Plan makes clear that proposed housing development will be supported by the Parish Council where it is small scale and responds to identified needs, and where it involves sympathetic conversion of existing buildings for residential accommodation. Proposed housing development will not be supported where it is excessive in scale, threatens the local character, or does not follow the principles in the Design Code (see policy HO3 - Housing).		
109	13	Water management	The management of ditches & drainage in the village is generally very poor	The draft Neighbourhood Plan notes that the Parish Council expect landowners, Chorley Borough Council, Environment Agency and United Utilities to work together to improve the waste water infrastructure (e.g. the maintenance of ditches).		
114	25	Water management	As mentioned above, this policy as drafted applies to all planning applications, and should be amended with the addition of the words "as appropriate". The policy wording would read as follows:-"The Neighbourhood Plan requires, as appropriate, all planning applications to set out...."	Separate discussions have been held regarding the feedback		
005	25	Water management	A lot of watercourses and ditches have been obstructed for vanity of gardens and homes altering the water table	The draft Neighbourhood Plan notes that the Parish Council expect landowners, Chorley Borough Council, Environment Agency and United Utilities to work together to improve the waste water infrastructure (e.g. the maintenance of ditches).		
008	13	Water management	This is a key focus area	Noted		
013	13	Water management	Maintenance of ditches / leets? is also part of village heritage. Culverts also need to be managed	Noted		
014	13	Water management	Attention required to River Lostock farmers complaining of lack of maintenance by authorities	The draft Neighbourhood Plan notes that the Parish Council expect landowners, Chorley Borough Council, Environment Agency and United Utilities to work together to improve the waste water infrastructure (e.g. the maintenance of ditches).		
015	13	Water management	Need to maintain efforts not to pollute the environment & waste disposal manturing (sic) ? Do they employ local people?	The draft Neighbourhood Plan notes that the Parish Council expect landowners, Chorley Borough Council, Environment Agency and United Utilities to work together to improve the infrastructure and avoid pollution.		
015	13	Water management	Water is an emotive subject we need to store the flood water. Water tower or ground tanks and use for hydro generation	The draft Neighbourhood Plan promotes the installation of water butts to collect rainwater/greywater from roofs and reduce water demand. Rainwater harvesting systems are recommended for installation. Water management plans should mitigate impacts with sustainable drainage systems.		

015	25	Water management	We need to plan for more rain and may store more water as ponds or lakes	The draft Neighbourhood Plan notes that more intense rainfall is anticipated, and the Neighbourhood Plan policy will support those at the national and local levels to ensure proper planning of development.		
016	25	Water management	Section 6.72 seems to need clarification	This section has been amended		
020	13 and 25	Water management	But a more proactive water management strategy is required. The local surface water drainage network needs to be surveyed and the landowners, occupiers and other bodies who are responsible for the maintenance of its watercourses, ditches etc identified and encouraged to fulfil their maintenance obligations	The draft Neighbourhood Plan notes that the Parish Council expect landowners, Chorley Borough Council, Environment Agency and United Utilities to work together to improve the waste water infrastructure (e.g. the maintenance of ditches).		
027	13	Water management	Yes but statement needs strengthening.	Noted		
029	13 and 25	Water management	What is "a small local scale"? Is it tokenism?	Residents were very concerned in the questionnaire responses to any large residential development, but were happy to see "small scale " groups of houses. The policy is worded to reflect that view.		
029	13 and 25	Water management	What would be a priority is to clear all the ditches in the area /reinstate ones that have been filled inPriority must be made to clear all the ditches and clean drains in the area before the village floods!!	The draft Neighbourhood Plan notes that the Parish Council expect landowners, Chorley Borough Council, Environment Agency and United Utilities to work together to improve the waste water infrastructure (e.g. the maintenance of ditches).		
031	13	Water management	Flooding of South View/ Sarah Lane is a habitual problem and needs addressing	The draft Neighbourhood Plan notes that specific issues reported by residents included an overflowing sewer on South View during heavy rainfall, a broken culvert under Sarah Lane, linked to local flooding, and surface water/flooding issues around Bamfords Fold/South View.		
031	25	Water management	This is an area requiring immediate attention	Noted		
036	13	Water management	To join with Croston in negotiating to be moved into the new Internal Drainage Board that is being created in the area. Drainage Board management of surface water appears to be more effective than current lead local drainage authority concept	Contact has been made with Croston Parish Council and the Steering Group hope to receive further information about IDBs, how far Croston has progressed, and whether Bretherton should seek further involvement.		✓
040	13	Water management	Investigate / comment on sewage pump out on Marl Cop. Could the PC get statistics from United Utilities via RFI?	The draft Neighbourhood Plan notes that there have been problems reported associated with pumping stations. The Parish Council will seek further information from United Utilities.		
042	13	Water management	Gullies and ditches need to be more regularly maintained	The draft Neighbourhood Plan notes that the Parish Council expect landowners, Chorley Borough Council, Environment Agency and United Utilities to work together to improve the waste water infrastructure (e.g. the maintenance of ditches).		
042	25	Water management	(g) what is meant by larger developments? When it has already been stated that there won't be any?	The reference to developers needing to commission independent water management surveys for larger developments is not indicative of support for larger developments. The Neighbourhood Plan makes clear that proposed housing development will be supported by the Parish Council where it is small scale and responds to identified needs, and where it involves sympathetic conversion of existing buildings for residential accommodation. Proposed housing development will not be supported where it is excessive in scale, threatens the local character, or does not follow the principles in the Design Code (see policy HO3 - Housing).		
BE	11	Water management	A resident reported that for a number of years, he had chatted with one of the founder members of the Lower Yarrow Flood Risk Action Group (LYFRAG). LYFRAG lobbied for the Yarrow Barrier to be built upstream of Croston to prevent flooding by the Yarrow of Croston. Having achieved this it seems that LYFRAG heard that a new Internal Drainage Board (IDB) is being set up to the south and to the west of Croston and they have made representation for Croston to be included in this new IDB. The reason for Croston joining the IDB is that Croston is still at risk from surface water flooding and with Climate Change bringing increased rainfall coupled with extensive new developments in the South Ribble Area more surface water will be running into and accumulating in the Croston area and also of course the Bretherton Area placing a strain on current drainage arrangements. Some members of the LYFRAG are now stepping back from the 'frontline' but have seen an influx of new blood to take over rolls within LYFRAG. If Bretherton Parish Council feel that Bretherton would benefit from being part of this new IDB the resident offered to obtain a current status report as to Croston's progress and that of the IDB.	Contact has been made with Croston Parish Council and the Steering Group hope to receive further information about IDBs, how far Croston has progressed, and whether Bretherton should seek further involvement.		✓
002	10	Sustainable Transport & Traffic Generation	The number of large vehicles, speed and aggressive drivers on South Road especially at school times is a danger	The issue is addressed in the Neighbourhood Plan and the Parish Council will liaise direct with LCC on a number of safety measures suggested by residents		✓

027	Other comments	Parish Council	<p>As residents, we are concerned about changes to the pattern of building, landscape that will likely affect drainage and flooding</p> <p>We suggest that the Parish Council strengthens the statements in the draft neighbourhood plan to reflect the potential for this challenge to become a dominant issue for the area. Looking at the wider context, the statement of intent for the 'Lancashire Flood partnership' is going to be difficult to pursue when the issues are divided up and so layered. The loose assignment of 'partial responsibilities' to so many parties creates the potential for confusion and ineffective management of drainage and flooding. Who has the budget and the authority to address the issues faced by the residents of Bretherton? An expression of what is expected of the Lancashire Flood Partnership' in terms of leadership, budget prioritisation and action-oriented activity would be helpful. Perhaps the Plan should include a recommendation to give the Parish Council a stronger voice in the prioritisation of the local drainage and flood preventions solutions? In addition, it would be good to identify the need to convene all the local stakeholders including residents, business owners, the Bretherton Parish Council, Lilford Estates, United Utilities, tenant farmers, Chorley Borough Council and others to address the local challenges on an ongoing basis.</p>	<p>Contact has been made with Croston Parish Council and the Steering Group hope to receive further information about IDBs, how far Croston has progressed, and whether Bretherton should seek further involvement.</p>		✓
			<p>Draft Bretherton Neighbourhood Plan points raised at drop-in sessions in November 2022 &amp; April 2024:</p> <ul style="list-style-type: none"> <li>• Very positive about the Plan &amp; Parish Councils efforts to involve the community.</li> <li>• Importance of local ditches &amp; need for regular maintenance &amp; liaising with land owners / tenants.</li> <li>• Chorley Councils current view re Green Belt land.</li> <li>• Role of United Utilities in connection with water locally.</li> <li>• Localised surface water flooding e.g. North Road former garage site, South Road near school, South View.</li> <li>• Traffic calming measures - extend 40mph zone, upgrade junction North &amp; South Road to 'Stop'. <ul style="list-style-type: none"> <li>• Using field between The Apiary &amp; Bamford's Ford's as a Millennium Walk style nature habitat.</li> <li>• Traffic gridlock South Road, Bamford's Fold, South View, Weaver's Fold at school drop-off &amp; collection. Off road parking needed.</li> <li>• Sewage blockages / overflows Marl Cop / South View.</li> </ul> </li> </ul>	<p>The points listed are a summary of views from the April 2024 drop in session. The points raised have been addressed in a range of questions raised by residents in this document.</p>		

If possible, this document should be read on the computer. It is set up as an A3 document to facilitate viewing. If a printed version is preferred, there will be a few hard copies to view, please contact the steering committee on [bretherton.np@btinternet.com](mailto:bretherton.np@btinternet.com).