

Report of	Meeting	Date
Director of Planning and Development	Council	13 April 2021

Area Boundary Consultation for Bretherton Neighbourhood Plan

Purpose of report

- To approve the designation of a Neighbourhood Plan area boundary for Bretherton.

Recommendation(s)

- To approve the designation of the Neighbourhood Plan area boundary for Bretherton as shown at Appendix 1.

Executive summary of report

- Bretherton Parish Council wishes to develop a Neighbourhood Plan and requested the parish boundary be designated as a Neighbourhood Area. The Council held a six week statutory consultation, inviting interested parties to make representations to the Council on the proposed boundary for the area of the Neighbourhood Plan. Twelve responses were received following the end of the consultation on 15 March 2021. It is recommended the designation of the Neighbourhood Plan area boundary for Bretherton is approved as shown at Appendix 1

Confidential report Please bold as appropriate	Yes	No

Corporate priorities

- This report relates to the following Strategic Objectives:

Involving residents in improving their local area and equality of access for all	x	A strong local economy	x
Clean, safe and healthy homes and communities	x	An ambitious council that does more to meet the needs of residents and the local area	x

Background

- Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. This is in line with the aims and purposes of neighbourhood planning, as set out in the Localism Act (2011), the National Planning Policy Framework (2012) and Planning Practice Guidance (2016).

Consultation on the Bretherton Area Boundary

6. The initial stage in preparing area-based Neighbourhood Plans consists of a statutory minimum six week consultation, inviting interested parties to make representations to the Council on the proposed boundary for the area of the Neighbourhood Plan.
7. Bretherton Parish Council proposed that the Neighbourhood Plan area boundary should cover the Bretherton Parish Council area in its entirety. The consultation took place over the six weeks ending 15 March 2021. Respondents were asked to comment on this boundary for the Neighbourhood Plan.
8. Twelve responses were received. Four of these expressed agreement with the area boundary, six did not say whether they considered the area boundary suitable or not but submitted comments to assist the Parish Council in preparing the Neighbourhood Plan, and two did not agree with the boundary area. The comments relating to the proposed boundary are summarised below:
 - The Neighbourhood Plan would place a further layer of unregulated “wishes to manage and control” which will be an inappropriate, unnecessary and unjustified regulatory burden.
 - Amend the boundary to exclude the GA Pet Food Partners Production site.
 - The Lilford Estate is a significant landowner in Bretherton. It is considered it would be inappropriate for a single majority landowner to be controlled by ‘community wishes to manage and control future development in the Plan Area over the next 15 years, along with its facilities, services and environment.’. The majority of the Lilford Estate is allocated as Green Belt in successive local plans, which is a highly restrictive planning policy. The Lilford Estate considers that to place a further layer on one majority landowner of unregulated “wishes to manage and control” its land use would be inappropriate and unnecessary.
 - Amend the boundary to focus on Bretherton village centre, being the built-up settlement areas predominately in a linear form of development along North Road, South Road, Pompian Brow and part of Marl Cop, extending off South Road.
9. A Neighbourhood Plan should support the delivery of strategic policies set out in the local plan or spatial development strategy and should shape and direct development that is outside of those strategic policies. The Neighbourhood Plan should contain policies for the development and use of land and, if successful at Examination and Referendum, will form part of the statutory development plan. Applications for planning permission must be determined in accordance with the statutory development plan.
10. A Neighbourhood Plan must meet certain specified ‘basic conditions’. These ensure plans contribute to the achievement of sustainable development, have regard to national policy and guidance and are in general conformity with adopted strategic local planning policies.
11. This will ensure that the Bretherton Neighbourhood Plan does not impose restrictions or unnecessary burden on local land or business owners and the boundary as submitted should be designated.

Next Steps

12. Once designated, the Council is required to publish information about the Neighbourhood Plan boundary on its website, including a map, relevant body and name.
13. Bretherton Parish Council will then prepare an evidence-based draft Neighbourhood Plan. This will be subject to consultation and an independent check.

Implications of report

14. This report has implications in the following areas and the relevant Directors' comments are included:

Finance		Customer Services	
Human Resources		Equality and Diversity	
Legal		Integrated Impact Assessment required?	
No significant implications in this area	x	Policy and Communications	

15. There is no risk with approving the designated area boundary for the Bretherton Neighbourhood Plan. In a designated neighbourhood area which contains all or part of the administrative area of a town or parish council, the town or parish council is responsible for neighbourhood planning. Where a parish or town council chooses to produce a neighbourhood plan it should work with other members of the community who are interested in, or affected by, the neighbourhood planning proposals to allow them to play an active role in preparing a neighbourhood plan.
16. The Parish Council has indicated in fulfilling its responsibilities, it should set up a Steering Committee which represents all interested parties in the Area to develop a Neighbourhood Plan which would;
- Sets out a framework to guide residents, other local authorities and developers on how the community wishes to manage and control future development in the Plan Area over the next 15 years, along with its facilities, services and environment.
 - Records the historical and existing status and nature of the community
 - Establishes an Action Plan that provides the community with a prioritised plan to improve its facilities, services and environment.

Comments of the Statutory Finance Officer

17. No Comments

Comments of the Monitoring Officer

18. A local planning authority (LPA) must designate a neighbourhood area if it receives a valid application and some or all of the area has not yet been designated. The LPA may modify the boundary after designation but only if the LPA is responding to a new application for a neighbourhood area to be designated. Modification may only be with the consent of the parish council.

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Director of Planning and Development

Report Author	Ext	Date
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