
ITEM 3e - 21/01393/PIP – Land Adjacent To 179 Chapel Lane, Coppull

The recommendation remains as per the original report

(4)No. further letters of objection have been received setting out the following issues:

- Loss of land for equestrian activity.
- Impact on Green Belt
- Brownfield land should be considered first.
- Impact on character of the area.
- Highway safety impacts

The following consultee responses have been received:

Coppull Parish Council have made the following comments:

Green Belt

The National Planning Policy Framework (NPPF) defines government policy on planning and development.

The land upon which the proposed development would take place is entirely within the Green Belt.

NPPF s149 states that “A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt”, and provides 7 exceptions to this general position. None of those 7 exceptions are demonstrated by the application. Exception 5 - “limited infilling in villages” - is not applicable, because Policy HS7 of the Chorley Local Plan 2012-2026 states that “infill is the filling of a small gap in an otherwise built-up street frontage, e.g. typically a gap which could be filled by one or possibly two houses of a type in keeping with the character of the street frontage.” - the distance between 179-201 Chapel Lane (the proposed site of the development) is in excess of 100 metres.

NPPF s150 further defines another 6 exceptions, all of which are only applicable in the event that the proposed developments would “preserve [the openness of the Green Belt] and do not conflict with the purposes of including land within it”. None of those 6 exceptions are demonstrated by the application.

It is possible that the existing land is classified as a previously developed site. In that instance, Policy BNE5 of the Chorley Local Plan 2012-2026 is applicable, rather than Policy HS7. In that case, the application fails every test defined within the Policy, namely:

1. the proposal **does** have a materially greater impact than the existing use on the openness of the Green Belt,
2. the proposal **does** lead to a major increase in the developed proportion of the site, and
3. the appearance of the site will **not** be maintained or enhanced.

In the absence of any special circumstances that would outweigh the harm to the Green Belt that would result from the development, there is no basis upon which the application may be supported.

Wildlife

Several members of the public have reported seeing a variety of mammalian and bird life occupying, hunting, and residing within the boundaries of the proposed development site, including both barn owls and redwings (both of which are classified as Schedule 1 birds

under the Wildlife and Countryside Act 1981). The hedgerows bordering the site of the proposed development additionally act as wildlife corridors.