

BRIDGEMERE UK LIMITED
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Planning Department,
The Portal,
Wellington Road,
Ellesmere Port,
CH65 0BA

By email only: neighbourhoodplanning@cheshirewestandchester.gov.uk &
[REDACTED]

6th July 2026

Dear [REDACTED],

**RE: Christleton and Littleton Neighbourhood Plan Reg 16 Consultation Response -
Bridgemere UK Limited**

Bridgemere UK Limited ('Bridgemere') welcomes the opportunity to provide further responses in relation to LGS1, the Qualifying Body's response to Bridgemere's representations and the Examiner's Question 16.

It is considered that our Regulation 16 representations remain accurate and reflect Bridgemere's position. Notwithstanding this, we have provided the following information to summarise that position.

There is no existing public access to the former playing fields, which are privately owned by Bridgemere. A previously refused planning application (Ref: 17/04127/FUL) proposed the retention of the two playing pitches on-site for private use by the University of Law. The area of land referred to as 'former playing fields' was not included within the application boundary for the permitted planning application (Ref: 21/03468/FUL) and the permission imposes no requirement or obligation to provide public access to that area of land.

For the benefit of the Examiner, the red edge plan at Figure 1 identifies the former playing fields using imagery from 2005, and photographs of the area of land as of 03 July 2026 form Appendix 1 to this letter. It is considered that these further justify Bridgemere's position that the proposed designation of LGS1 does not meet the criteria identified in NPPF paragraph 107.

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Figure 1: Indicative location of former playing fields (imagery dated 2005)

The walled garden benefits from planning permission. In line with PPG 37-008 it is considered inappropriate to designate the land as local green space. There is no requirement under the existing permission to provide public access to this area of land, and Bridgemere does not consider that it meets the criteria set out in Paragraph 107 of the NPPF.

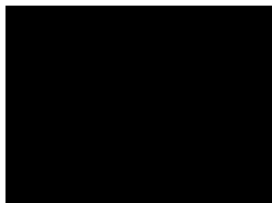
It is considered that the policy choices in the Neighbourhood Plan are therefore contrary to the NPPF, particularly in relation to paragraph 107. Policy LGS1 is not capable of being amended and should be deleted in its entirety.

Conclusion

Bridgemere considers that the Christleton & Littleton Neighbourhood Plan does not meet basic conditions as amended by the Levelling Up and Regeneration Act 2023, specifically basic conditions a) and d) - and it also seeks to frustrate the delivery of permitted development, including the delivery of housing. It is considered that the Neighbourhood Plan should not proceed to referendum on this basis.

Should the Examiner consider that a hearing is necessary, Bridgemere requests the opportunity to contribute to the examination process and provide oral representations.

Yours sincerely,



Josh Plant
Planning Manager

Appendix 1: Photos of land where former playing pitches were situated.











