

Broughton-in-Amounderness 2016-2026



YOUR VISION YOUR FUTURE

BROUGHTON NEIGHBOURHOOD DEVELOPMENT PLAN

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FOREWORD

The civil parish of Broughton in Amounderness lies four miles north of Preston in Lancashire and is a village with a lot of history. This thriving community hosts a wide range of businesses from prestige hotels and restaurants to energy and the service sectors. The village is currently the home to just under 2000 people who are able to enjoy sports and leisure facilities on their doorstep plus the views of the Pennines, countryside and farms.

At this time the village is being reinvented as the long awaited bypass nears completion in the summer of 2017. The village is facing the challenges this will provide in bringing the community back together and the proposals in this plan will support this work. Another key challenge is to integrate the new members of our community from the developments in the NW Preston development area and Whittingham Lane. These developments and the one on Whittingham Lane will increase the population by roughly 40% by 2020.

The Localism Act has given us the opportunity to give local people more say about how our area is developed through the preparation of our Neighbourhood Plan.

The Act defines a Neighbourhood Plan as:

“A plan which sets out policies (however expressed) in relation to the development and use of land in the whole or any part of a particular neighborhood plan area specified in the plan”

The Neighbourhood Plan once ratified by referendum of the parish residents becomes part of the statutory development plan and a weighty consideration in decisions on planning applications whether by the City Council or when developers appeal against refusal of planning permission.

The Neighbourhood Plan will provide the opportunity for us to shape the future of this parish to 2026 and beyond as not only does it state what and where development should take place but sets out how the Parish Council will undertake investment in and improvement of local facilities through community projects, Parish Precept, the Community Infrastructure Levy & other grants.

Cllr. Pat Hastings Chairperson Broughton Parish Council

INTRODUCTION

Neighbourhood Planning – Arriving at a Vision for Broughton 2026



1.1 INTRODUCTION

1.1.1 Broughton Neighbourhood Plan is a new type of planning document based on the views of our local community. It is part of the Government's new approach to planning, which aims to give local people more say about how their area is developed. This is particularly important for Broughton. The completion of the long awaited Broughton Bypass presents a huge opportunity to make Broughton Village a more attractive place to live, work or visit and a much more close knit local community. However it also poses considerable challenges in terms of pressures for development that, if not properly managed, could threaten the very characteristics of the village that residents and visitors value.

1.1.2 The Plan has been developed by a Steering Group established by the Parish Council and made up of Parish Councillors and local residents. The Steering Group has been assisted by a retired local authority Chief Planner who is a longstanding resident of Fulwood with children at Broughton High School.

1.1.3 The plan has taken into account the views of parishioners expressed in response to a number of consultation events between May 2016 and February 2017, culminating in local consultation on a draft plan between December 2016 and February 2017. This draft was then revised to include a number of changes in response to comments received.

1.1.4 The Steering Group would like to thank all those who have contributed to the development of the plan including staff and pupils at both Broughton C/E

Primary School and Broughton High School who have undertaken project work, Broughton Inn, the Marriott Hotel and Broughton Sports and Social Club that have all hosted events, Broughton Police for supporting the Guild Wheel Coffee shop, St John Baptist Church for involvement in the Steering Group and Community Futures for their guidance and support.

- 1.1.5 The Council will undertake a further round of formal consultation and appoint an Examiner (qualified person to examine the plan) to establish that the plan submitted to them meets the necessary legal requirements.
- 1.1.6 Subject to this being the case, the Council will then arrange for a referendum on the Plan, by the summer 2017. Provided that more than 50% of residents responding support the Plan, it will then become part of the statutory Development Plan along with the Central Lancashire Core Strategy and Preston Local Plan.
- 1.1.7 This means that there is a presumption that future planning applications will be determined in accordance with the plan unless there are very good reasons for the local planning authority (Preston City Council) or the planning inspectorate or Secretary of State where an appeal is lodged, to do otherwise.
- 1.1.8 The approved Plan will implement the Plan Vision which Parishioners have for Broughton and shape its future to 2026.
- 1.1.9 The Plan will be looked at regularly by the Parish Council and its provisions reviewed as necessary in the light of changing circumstances and review of the wider development plan for the Preston local authority area.

1.2 Broughton a village in need of reinvention

Broughton Parish has three distinct sections to it, these are defined by environment, history & factors outside the Parish Councils control

1.2.1 *Broughton Parish Village*

This is the area from the crossroads of the A6 and B5269, which is the historic centre of the Village. The A6 is was Toll Road with a Toll House, Coaching Hostels, cottages and later gentleman's residents lining it. Leading down to the parish church and primary school by the ford of the brook. This is the area that the currently under construction and long awaited Bypass will encircle.

1.2.2 *Broughton Parish South*

This is the area beyond the motorways that is part of the North West Preston Development area which has been in place for over 4 years. This broad stretch of land from Durton Lane through to the west at Bartle is the site of over 12,000 houses, of which in the Parish there are 450 under construction and a further 200400 yet to reach the planning stage. As a parish council Broughton has not had a lot of opportunity to input into these areas as the Homes & Communities Agency

3.1.2 The plan provides a vision for the future of the parish, and a set of plan objectives, agreed by residents. These were formulated following consideration of consultation responses and an analysis of information about the plan area's existing and future physical, economic and social characteristics, drawing upon existing published sources and additional research and assessment.

3.1.3 The policies and proposals presented in this draft plan represent the collective view of the Steering Group (assisted by input from the Group's professional planning advisor) as to how existing development plan policy needs to be augmented in pursuit of plan objectives and in order to deliver the plan vision.

4.1 PLAN DEVELOPMENT

4.1.1 From the outset of the plan-making process, the Parish Council decided that the community would be involved as fully and as soon as possible.

4.1.2 One of the first steps in this process was to undertake a questionnaire survey. Some 267 responses were received. Responses were received from households making up over a quarter of Parish residents together with a significant number of responses from people working in or visiting the parish.

4.1.3 A number of public engagement events were then held between May and October 2016 including drop-in sessions, a business breakfast and school projects.

4.1.4 Over this period, meetings were also held with Preston City Council and Lancashire County Council, and Aecom consultants appointed to undertake a heritage and character Assessment of the area.

4.1.5 The Steering Group has met monthly over this period and individual members have researched and developed background papers on various plan themes. These along with feedback from the community questionnaire and engagement events helped shape the drafting of plan Issues, objectives and vision to take to further consultation. The thematic papers have also contributed significantly to the policies and proposals in this draft plan.

4.6 Plan Issues, objectives and vision were endorsed by the local community following a mail drop, web and exhibition based consultation at the end of October.

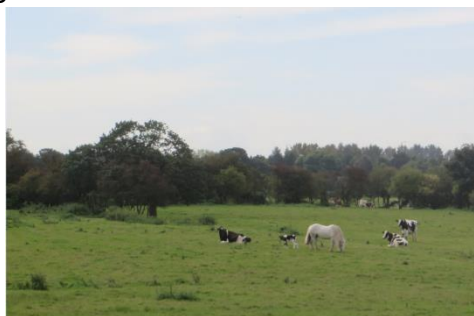
An important part of the plan-making process has also been to consider evolving policies against:-

- National Planning Policy (NPPF)
- The Central Lancashire Core Strategy and Preston Local Plan 20122026
- EU Legislation
- Human Rights Obligations

5.0 ISSUES AND OBJECTIVES

5.1 Key Issues arising from Consultation, Evidence and Analysis

1. PROVISION FOR DEVELOPMENT What provision should be made for future development, whilst safeguarding open countryside, and the rural setting, environmental quality, identity, character, and distinctiveness of Broughton Village?



Site of current application for 97 houses



Housebuilding in NW Preston

2. HOUSING – Should the Neighbourhood Plan provide more flexibility on future housing development than provided by Local Plan policies, and does it need to incorporate more detailed policies on the form of such development to better meet local needs?

3 .LOCAL IDENTITY/ROLE How can the Plan realise the potential, post bypass, for the village to establish a strong positive identity and role and what should this be?



Hall at Sports & Social Club



Proposed Convenience Store & Café



St Georges Playing Fields



Pre School on Playing Field



Broughton C of E Primary



Dental Surgery, Northway

4. LOCAL FACILITIES AND SERVICES How should deficiencies in the provision and quality of local services and community facilities in Broughton Village be addressed, including the absence of a quality local convenience store, Post Office, Village Hall and State Primary School, and the poor quality of public facilities for sport and informal recreation?

5. COMMUNITY IDENTITY/COHESION What else can be done to address cohesion within the local community?

6. ENVIRONMENT How should the neighbourhood plan conserve and enhance Broughton's natural and built environment to protect and improve the quality of life for local residents and visitors?



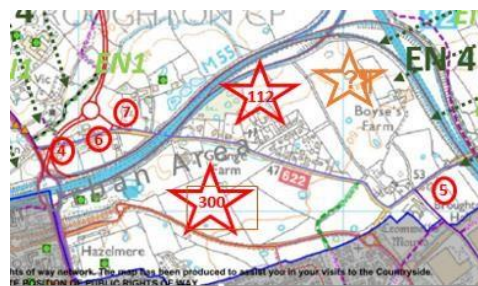
7. HERITAGE How can Broughton's history and heritage assets best be conserved and showcased?



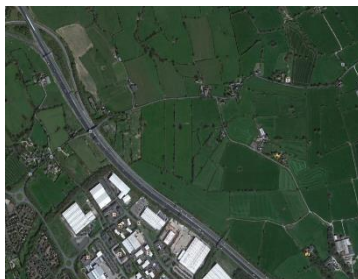
8. BUSINESSES AND EMPLOYMENT What steps are necessary to ensure that existing businesses flourish post bypass? Is additional signage/parking provision needed? What provision should the plan make for new business development?



9. BROUGHTON PARISH SOUTH - What relationship should the Neighbourhood Plan seek to establish between the major new residential communities being developed to the South of the M55 on D'Urton Lane and Eastway, and Broughton Village? What if any additional policies/proposals are required for this area?



10. BROUGHTON PARISH EAST What additional policies and proposals, if any, could be beneficial in managing the future development of the open countryside areas east of the M6?



5.2 Neighbourhood Plan Objectives

1. **RURAL SETTING** To retain Broughton Village's rural setting and enhance its identity as a distinct settlement and community physically separate from Preston's Urban Area.
2. **DEVELOPMENT** To ensure that any new development is of an appropriate, nature, location, scale and design, and in the case of Broughton Village is in keeping with and does not undermine the character, rural setting and environmental quality of the village (including through the impact of associated vehicle traffic).
3. **HOUSING** To ensure the location, scale, and form of future housing development takes full account of local needs, and helps establish a balanced and active local community.
4. **BUSINESSES/EMPLOYMENT** To support businesses to thrive and grow, supporting the development of small new businesses, home working and the retail and service opportunities in the new developments. Working with the providers of broadband to make sure the whole village can all benefit from good coverage.
5. **FACILITIES & LOCAL CENTRE** To secure a significantly enhanced range and quality of local services and community facilities, including establishing a vibrant *local centre* located within the heart of Broughton Village and creating other focal/meeting points for the local community.
6. **ENVIRONMENT & HERITAGE** To realise the potential created by provision of the bypass to secure improvements to the quality of both the natural and built environment; ensuring that heritage assets (designated and non-designated) are identified, conserved and enhanced.
7. **LEISURE AND RECREATION** To enhance opportunities for and participation in sport and informal leisure and recreation by the development, improvement and/or sharing of local facilities.
8. **HEALTH & WELL BEING** To promote health and wellbeing; by safeguarding and enhancing the Guild Wheel and local footpath network and ensure that improvements in air quality post bypass are maintained. To protect these routes from any development that would be to the detriment of the enjoyment and benefits they provide, particularly in providing access to and enjoyment of open countryside areas.
9. **NEW COMMUNITIES** To integrate successfully the major new housing developments on the southern and eastern edges of the plan area; and to

further develop and encourage pedestrian and cycle access between these areas, key plan area facilities and the local centre.

10. **OPEN COUNTRYSIDE** To safeguard and enhance the special character and identity of the open countryside areas

6.0 THE VISION – BROUGHTON 2026

6.1 In 2026 the Neighbourhood Plan Area will be.....

A. A revitalised Broughton Village that:-

- Has retained its rural setting, and distinct physical identity from Preston Urban Area through stringent control of development within Open Countryside areas, and maintenance of extensive areas of separation between it and Preston Urban Area to the south.
- Has grown, in the main, organically, through small scale development catering for local needs and carefully controlled to that appropriate to the scale and character of the village, excluding large scale estate housing.
- Has become a much more strongly identified and cohesive local community, with improved local services, environment and community facilities making the centre of the village an attractive and relaxing destination and meeting place not only for local residents but for a wider catchment drawn by its character and charm.
- Has an attractive pedestrian/cyclist friendly public realm, offering good air quality, that, along with the provision of enhanced refreshment opportunities, has further increased the popularity of the Guild Wheel and local footpath network.
- Takes pride in the quality of its natural and built environment, exercising careful control over the quality of new development and in the way it manages its public realm and green infrastructure.
- Celebrates and showcases its history and heritage.
- Has seen existing local businesses thrive - attracting custom through the quality of their offer and the improvements in access, parking and environmental quality delivered post bypass

B. Broughton Parish South - A thriving and attractive residential community to the South of the M55 forming an extension to Preston's Urban Area, looking in part towards Broughton Village for school, church, community, and leisure/recreation including the Guild Wheel but also boasting its own local

shopping and health facilities, food and drink offer and enhanced cricket club facilities.

- C. Broughton Parish East** – Remaining a characterful and historic area of quiet country lanes, and open countryside within which development has been tightly restricted to that supporting farming, and rural diversification. The historical significance of St Marys, Fernyhalgh & Ladyewell and Shrine will have been further recognised, conserved and enhanced attracting increased but well managed visitor numbers.

7.0 NATURAL ENVIRONMENT

7.1 Introduction

- 7.1.1 With the exception of Broughton Parish South (to the south of the M55 and on the edge of Preston's Urban Area), and Broughton Village Settlement itself, the Plan area largely comprises gently undulating farmland mainly of Grade 3 Agricultural value interspersed with scattered associated farm buildings and properties.
- 7.1.2 The most significant exceptions to this in terms of developed sites are off Garstang Road and comprise the Broughton Marriott Hotel (once a grand Victorian Manor House), Lancashire and Cumbria Ambulance service headquarters both in landscaped parkland settings, Birley House First Trust Hospital (off Durton Lane), and Broughton Church, Vicarage and associated Primary School. However these built developments are significantly set back from the road and, St Johns Church apart, are significantly screened from public view by intervening trees and landscaping.
- 7.1.3 There are no large areas of woodland within the plan area. However the edges of the defined Broughton village settlement and many roads and lanes through the area are well wooded, screening the influence of any other built development on the surrounding rural landscape. Mature trees within hedgerows and watercourses create a sense of enclosure to fields and mature trees individually and in groups are also common in the rural landscape. A large number of trees within the open countryside and surrounding the larger scale buildings are protected by Tree Preservation Orders (TPOs)
- 7.1.4 As you approach Broughton village on Garstang Road from Preston, school and public playing fields to each side of the road provide a swathe of green space between the southern boundary of the village settlement and the farmland to the south.
- 7.1.5 Where some very limited housing development has been allowed in "Open Countryside", north of the M55 this has generally been in farm buildings, gardens and brownfield sites and of a form and scale that has not impacted significantly on the rural character of the immediate area e.g. along Durton Lane south of the Church.
- 7.1.6 Open countryside can be enjoyed to either side of Garstang Road in gaps between trees and over hedgerows. More extensive open views of open countryside can be enjoyed from Whittingham Lane and from the Guild Wheel cycle/pedestrian route southwards as it passes the High School playing fields and along Sandygate Lane, as well as from other public rights of way.
- 7.1.7 Within Broughton Village Settlement Boundary there are some larger properties with extensive mature rear gardens particularly to properties on the North side of Whittingham Lane some of which extend for over 180 yards/138 metres. Other than this the largest green space is to the front of the United Utilities site on the corner of Woodplumpton Lane.

- 7.1.8 There are two waterways. Blundell Brook, runs from west to east, to the north of M55 and south of St Johns Church and Broughton House and is an identified wildlife corridor. Barton Brook, runs to the north of Broughton Village to the south of Barton Hall.
- 7.1.9 There are no designated Sites of Special Scientific Interest (SSSIs) or Biological Heritage Sites within the plan area. As in much of this part of the North West some ponds do contain Greater Crested Newts. Detailed ecological surveys have been undertaken in planning the Bypass and major development allocations in Broughton Parish South and necessary mitigation undertaken.

7.2 Existing Development Plan Policy

- 7.2.1 Central Lancashire Core Strategy and Preston Local Plan include objectives and policies relating to landscape character, natural environment, development in open countryside, biodiversity and nature conservation.

- 7.2.2 Of relevance to this neighbourhood plan are

Core Strategy Policy 21 **Landscape** Character Areas requiring any development to be well integrated into existing settlement patterns, and appropriate in terms of landscape character.

Preston Local Plan Policies EN1 heavily restricting built development within **Open Countryside**,

EN2 Protecting and enhancing **green infrastructure** in all its forms,

EN4 **Area of Separation** - maintaining the identity and distinctiveness of Broughton Village.

EN10 protecting conserving and enhancing **designated sites of nature conservation importance**, wildlife habitats more generally and ecological networks and

EN11 on **protected species**.

7.3 Consultation & Objectives

- 7.3.1 Consultation has served to emphasise the enormous value that respondents place on the environment and rural setting of Broughton Village. These were rated the most important contributors to the quality of life in Broughton.
- 7.3.2 The challenge of safeguarding the rural setting and environmental quality of the village (and seizing the opportunities to enhance this upon the bypass removing through traffic) emerged as a key issue for the plan.

The following objectives were identified:-

RURAL SETTING To retain Broughton Village's **rural setting** and enhance its identity as **a distinct settlement and community physically separate from Preston's Urban Area**.

DEVELOPMENT To ensure that any new development is of an appropriate, nature, location, scale and design, and **in the case of Broughton Village is in keeping with and does not undermine the character, rural setting and environmental quality of the village (including through the impact of associated vehicle traffic)**.

ENVIRONMENT & HERITAGE To realise the potential created by provision of the bypass **to secure improvements to the quality of both the natural and built environment**; ensuring that heritage assets (designated and non-designated) are identified, conserved and enhanced

OPEN COUNTRYSIDE To safeguard and enhance the special character and identity of the open countryside areas

7.4 Neighbourhood Plan Policies

General

NE Broughton's natural environment and its rural setting will be protected and enhanced by managing development so as to:-

- > Strictly limit built development within open countryside and maintain the "Areas of Separation" EN 1 & 4 between Broughton and Preston urban area, and between Broughton Parish East, Houghton, and Whittingham.**
- > Maintain and enhance "Green Infrastructure" including wildlife corridors and ponds.**
- > Protect key public views, particularly of open countryside**
- > To minimise any loss of natural features that contribute to the character of the area and quality of the natural environment.**
- > Secure replacement and/or additional planting and landscaping as part of new development**

7.5 Neighbourhood Plan Policies

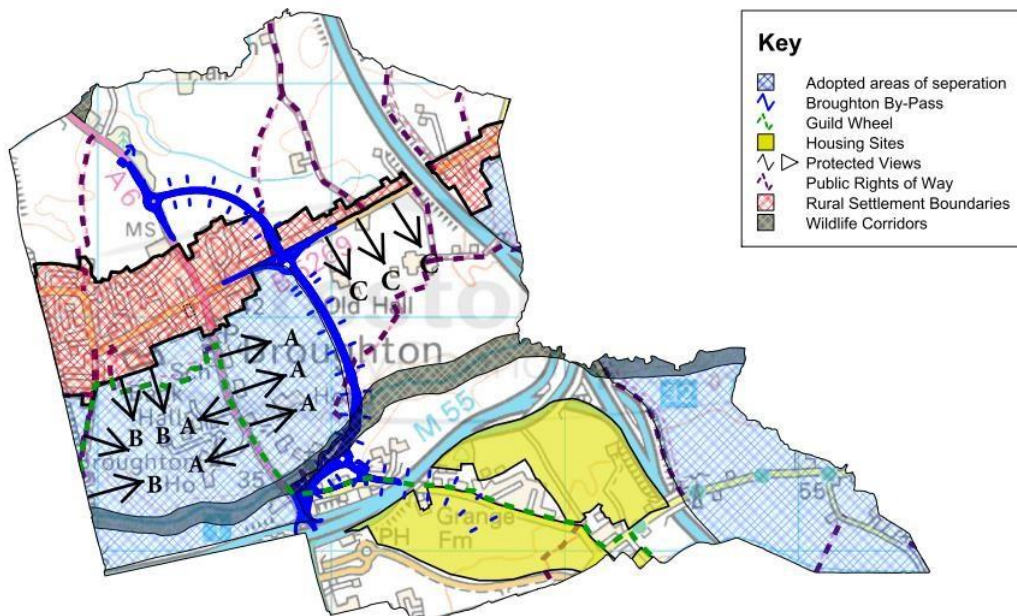
Specific

NE1 KEY PUBLIC VIEWS The key public views listed below and as identified on Plan 1 will be protected from any adverse impact of development.

Development proposals will need to demonstrate through their design and access or planning statement that their design, scale, height and massing does not adversely impact on these views and enhances them where possible.

- A. Views of open countryside to either side of Garstang Road from the M55 to Broughton Crossroads
- B. From the route of the Guild Wheel southwards and eastwards between Garstang Road and the pedestrian/cycle bridge over the railway on Sandygate Lane.
- C. From Whittingham Lane Southwards between the roundabout with the by-pass and the M6 motorway bridge

7.5.1 Safe-guarding of the above views is vital in maintaining Broughton's rural setting, the quality of its local environment, in maintaining the gap between Broughton Village and Preston's Urban Area and in protecting the villages identity and distinctiveness (as required under Local Plan policy ENV 4) . These views are also essential in ensuring that walking and cycling both for leisure, and as a chosen mode of transport, grow still further in popularity once the bypass is completed. This will make an important contribution to the health not only of the local community but also of the wider Preston population (particularly those using the Guild Wheel).



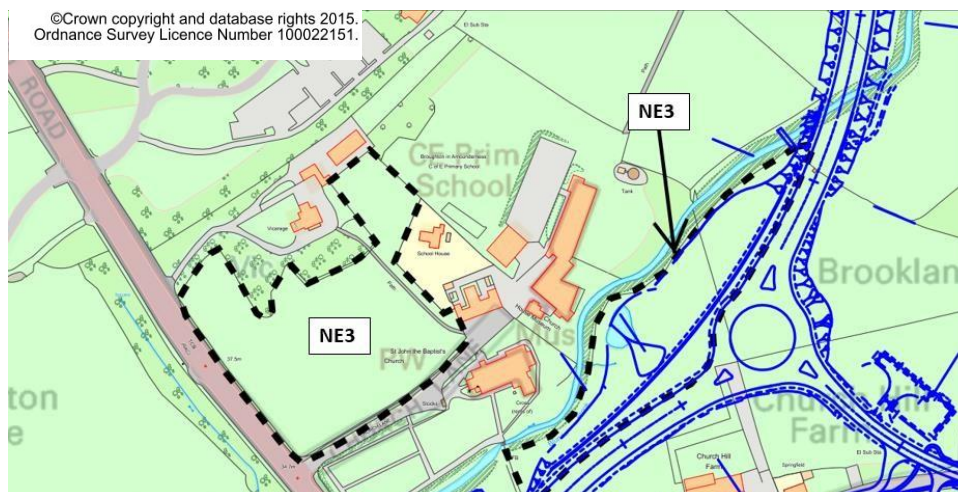
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PLAN 1

PROTECTED VIEWS - POLICY NE1

NE2 LOCAL GREEN SPACES The following sites, as defined on Plan 2, and indicated on the Proposals Map, are designated as Local Green Spaces in accordance with NPPF paragraph 77 and Planning Practice Guidance:-

- **Glebe Field between the Parish Church of St John Baptist and the Vicarage.**
- **Land between Blundell Brook and Broughton Bypass**



PLAN 2 - PROPOSED LOCAL GREEN SPACES: POLICY NE2

- 7.5.2 The National Planning Policy Framework (NPPF) provides for the designation in Local and Neighbourhood Plans of local green spaces that hold a particular significance for the local community whether this be for their beauty, historical significance, recreational value, tranquillity or richness of wildlife. Such designation rules out development other than in very special circumstances.
- 7.5.3 The Parish Church of St John Baptist, an impressive Grade II Listed Building, lies just north of the M55, and is framed to the south of the Church and graveyard as you look East by tree lined views of open countryside alongside Blundell Brook (with public footpath) and to the north by Church Meadow, a sloping area of pasture rising up to the Vicarage and the wooded parkland landscape surrounding the Marriott Hotel. As well as providing a scenic, rural setting to the church, these areas play an important role signalling the transition from urban Preston into rural Broughton.
- 7.5.4 The construction of the bypass west-east to the south of the church will inevitably intrude upon the tranquil rural setting to the south of the church but will still leave a significant green corridor between the bypass and Blundell Brook (a wildlife corridor).
- 7.5.5 Protecting these green areas from development will safeguard the scenic and historic rural setting of the Church (and Church Cottage, another listed building), and the attractive views they provide from both Garstang Road and from the footpath along the Brook.

NE3 TREES The importance to the areas rural character of trees and hedgerows will be safeguarded by

- **Application of the provisions of Neighbourhood Plan Policy ***
- **Reviewing the extent of local Tree Preservation Orders and, where appropriate, proposals being put forward to the Local Planning Authority for further Orders**
- **Agreeing with Preston Council a plan for the management and future replacement of ancient street trees and maintenance of hedgerow tree.**

7.5.6 Trees, whether in belts (e.g. lining Garstang Road), coppices or individually contribute hugely to the quality of Broughton's natural environment and to local wildlife. Their preservation and proper management is crucial to retaining this quality, and in safeguarding the rural character and appearance of the area.

7.5.7 Whilst many trees are protected by Tree Preservation Orders, it is important that these be reviewed given the development pressures on the area. It is also important that the Parish Council work with the local authority to ensure that avoidable losses are prevented through proper management and that trees are replaced.

NE4 VISUAL IMPACT OF NEW DEVELOPMENT WITHIN BROUGHTON VILLAGE

The visual impact of new development particularly that on the edge of the defined settlement of Broughton when viewed from approaching routes should be minimised by landscape screening and tree planting.

7.5.8 The Aecom report describes a key characteristic of Broughton as *enclosure created by mature tree cover focussed around residential areas*. Where housing can be seen from outside the village this is in most instances softened and greened by trees and hedgerows, contributing greatly to the quality of the landscape and rural environment. It is important that any small-scale housing developments on the edge of or outside the current settlement boundary do not undermine this.

NE5 DRAINAGE Sustainable drainage schemes will be used to drain land:-

- **for development**
- **where water-logging is an obstacle to use of public open spaces or to enjoyment and use of public rights of way**
- **to provide wildlife areas.**

7.5.9 It is important that sustainable drainage solutions are found for new development limiting run-off into drains and sewers but also that steps are taken to ensure poor drainage does not continue to restrict enjoyment of public rights of way and make many of the areas sports pitches at best poor quality and at worst unplayable.

Sustainable drainage schemes can also provide additional opportunities for wildlife and introduce attractive features into the landscape.

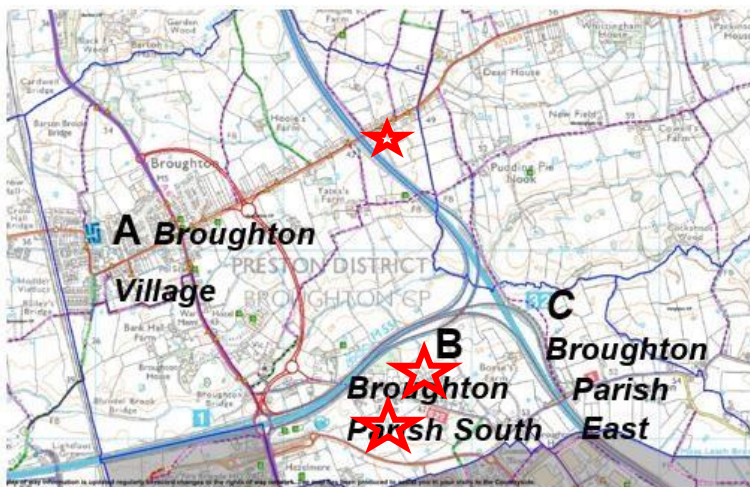
Parish Action Points

- Review the existing Tree Protection Orders in the village and secure TPO's for trees/groups of trees with high visual and amenity value

8. HOUSING

8.1 Introduction

- 8.1.1 The plan area is made up of three distinct physical areas (shown below) and has about 1722 residents (2011) in approximately 768 properties. Currently around 85% of the population is within the defined settlement area of Broughton Village
- 8.1.2 Preston Local Plan adopted in 2015, incorporated the North West Preston Development Area that has a number of sites designated for housing development in the Broughton Parish South. There are two larger sites where building has started for 300 & 112 properties. The area yet to be developed is to the north of Durton Lane at Boyes Farm. It is owned by HCA who are to submit an outline applications in the spring, the draft proposals are for a further 281 properties. Overall new property developments in Broughton Parish South will be in the region of around 800.
- 8.1.3 Elsewhere the area to the north of the M55 and to the south of the church hamlet has planning permission for a further 28 dwellings on 4 sites, a scheme under construction on Whittingham Lane to the east of the M55 will add a further 61 properties and several small developments in the village centre for seven houses and eight apartments.
- 8.1.4 These housing approvals and allocations will together represent an increase in housing within Broughton Parish as a whole within the Local Plan/Neighbourhood Plan period to 2026 of well over 100% (768 to 1565)
- 8.1.5 All of these developments have the correct levels of affordable housing in their plans (where required). Preston Parish South is approximately three quarters of a mile from the centre of Broughton traffic lights/crossroads with residents likely to choose private transport or walking for most trips into the village.



- 8.1.6 The 2011 Census showed the resident population having a markedly older profile than Preston as a whole with 57% of residents 45 or over and 27% 65 or over compared with 37% and 14% respectively for Preston as a whole. Updated figures for the population obtained from Preston City Council for 2015 show a small growth to 1787. Projections for 2019/20 show with the housing developments that have started in the NW Preston development area a growth of 75% by 2026. (approx. 3125)
- 8.1.7 The housing stock is of a wide range of types and ages including a substantial number of semi-detached and detached properties, and some bungalows with between 2-6 bedrooms and a small development of flats. Average number of bedrooms is 3.2 against a local authority average of 2.6.
- 8.1.8 Currently there are only 13 social rented properties available in the Village plus 22 sheltered properties both managed by Gateway Housing Association.
- 8.1.9 The neighbouring parishes of Woodplumpton, Whittingham and Barton have considerable housing developments planned, allocated or approved. At Barton, a mile to the north of Broughton (66 dwellings) on the A6, at Whittingham Hospital (some 650 dwellings) to the East and along Whittingham Lane (125 dwellings).

8.2 Existing Development Plan Policy

- 8.2.1 Preston's Housing requirements were established when the Central Lancashire Core Strategy (adopted in 2012) was prepared and land was identified to meet these needs in Preston Local Plan (adopted July 2015) and in plans prepared for Chorley and South Ribble. In late 2016 the Central Lancashire Authorities commissioned research into current objectively assessed housing needs across the three authority areas.
- 8.2.2 This work has confirmed that the housing figures upon which Preston Local Plan is based, continue to reflect Preston's housing needs and are an up to date basis for assessing the adequacy of its housing supply. At the time of neighbourhood plan preparation that supply was assessed to be approaching 6 years based on these requirements.
- 8.2.3 In looking at how housing requirements should be met, the Core Strategy established a hierarchical approach (Core Strategy Policy 1 based on size, accessibility and range of services available) choosing as a focus of development within Preston, its Urban Area including a Strategic Development Location at **North West Preston**.
- 8.2.4 Most villages including Broughton appear at the bottom of that hierarchy – where development will typically be small-scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need unless there are exceptional reasons for larger scale redevelopment schemes

8.2.5 Preston City Council applied this approach in drawing up Preston Local Plan, allocating land in Broughton Parish South for major development as part of North West Preston (now subject to planning approvals and construction work- see above) and limiting development elsewhere within the neighbourhood plan area to sites within the defined **Broughton Village settlement** boundary (see red cross-hatched area below) and to small-scale development of an appropriate design and scale that is in keeping with the character and appearance of the area and provided that there would be no adverse impact on residential amenity (Preston Local Plan Policy AD1(b)).



8.2.5 Outside the settlement boundary all land north of the M55 and East of the M6 is allocated as **Open Countryside** (Policy EN1) and that between the M55 and Broughton Village (and also East of the M6) also allocated as an **Area of Separation** (Policy EN4) to seek to ensure, in Broughton's case, that the identity and distinctiveness of it as a village separate from Preston's Urban Area is safeguarded.

8.2.6 Under Policy EN1 housing development within Open Countryside is restricted to:-

- The re-use or re-habitation of existing buildings
- Infilling within groups of buildings in smaller retail settlements (not identified as a village)
- Rural Exception Affordable Housing Developments adjoining village settlement boundaries where need for such housing has been established by a comprehensive needs assessment for the local area.
- Rural Workers dwellings where there is a functional need for workers to live near their place of work and no suitable existing accommodation and subject to other criteria.

8.2.7 Under Policy EN4 any development within Areas of Separation has to be assessed

in terms of any harm to the effectiveness of the gap between settlements (e.g. that between Broughton and Preston's Urban Area) and whether such harm would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements.

8.2.8 Where housing development is considered acceptable Core Strategy Policy 5 requires that local planning authorities *secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land.*

8.2.9 Central Lancashire Core Strategy Policy 7 sets out a number of design criteria for new development.

8.3 Consultation & Objectives

8.3.1 This neighbourhood plan is being prepared in the context of fears amongst the local community that, following the completion of the bypass, Broughton may be subject to applications for housing development of a scale far in excess of that allowed under policies in the Core Strategy and Local Plan. Those concerns have been fuelled by large scale housing development being allowed at appeal in the village of Barton only a mile to the north.

8.3.2 That approval was granted in the context of Preston City Council conceding that the housing requirements established in the Core Strategy might not be up to date. Subsequent research has indicated that the housing requirements upon which the Local Plan are based continue to represent current objectively assessed housing needs (see paragraphs 8.2.1 and 8.2.2 above)

8.3.3 Broughton's residents (and those visiting the village e.g. on the hugely popular Guild Wheel cycle/pedestrian route) attach huge importance to the village's rural setting amongst views of open countryside and are looking forward to the character and appearance of the village and local environment being considerably enhanced by the removal of through traffic and the works to create a pedestrian and cyclist friendly street environment post bypass.

8.3.4 Fears that these positive attributes will be threatened by large scale development have been further heightened by applications submitted in August 2016 for 97 dwellings to the south of the settlement boundary off Sandy Gate Lane and for up to 130 dwellings at Key Fold Farm on the east side of Garstang Road. Both these applications are in Open Countryside and the Area of Separation.

8.3.5 Local consultation shows that the local community overwhelmingly feel that housing development should continue to be tightly restricted in line with Core Strategy and Local Plan policy and that any development should be relatively small scale. In the context of Preston's housing policies having been demonstrated to be *up-to-date*

there would need to be very significant overriding planning considerations to justify applications being determined other than in accordance with this general approach

8.3.6 However there is an acceptance that the opportunities for additions to the housing stock within the existing defined settlement are modest and some additional scope for development close to the village could assist in meeting local housing needs, in supporting development of community facilities and activity, and in rebalancing a local community that is skewed towards the middle aged and elderly..

8.3.7 The following objectives have been agreed by the local community in respect of the future development of the village:-

1. **RURAL SETTING** To retain the rural setting of Broughton Village and of Broughton Parish East and enhance the Villages identity as a distinct settlement and community physically separate from Preston's Urban Area.
2. **DEVELOPMENT** To ensure that any new development is of an appropriate, nature, location, scale and design, and in the case of Broughton Village is in keeping with and does not undermine the character, rural setting and environmental quality of the village (including through the impact of associated vehicle traffic).
3. **HOUSING** To ensure the location, scale, and form of future housing development takes full account of local needs, and helps establish a balanced and active local community.

8.3.8 Arising from the housing issue identified above, the specific views of the local community were sought in respect of the best future housing development strategy for Broughton Village. The community supported a slightly more flexible approach than expressed through local plan policy in terms of providing for small scale development of appropriate sites adjoining the defined settlement boundary.

8.3.9 This approach is consistent with the strategic approach adopted in the Core Strategy and Local Plan in terms of the scale of development being commensurate with Broughton's position at the foot of the settlement hierarchy, but is seen to offer the following advantages

- More flexibility in meeting local housing needs
- Development on sites close to the village centre would help to support improved local facilities and services and create a greater sense of community.
- Such development is considered capable of being accommodated without detriment to Broughton's rural setting, or significant loss of open countryside and views.
- Such provision would strengthen the case against damaging large scale housing proposals.

- 8.3.10 This choice has informed the agreed Neighbourhood Plan vision that in 2026 Broughton Village will have retained its rural setting, and distinct physical identity from Preston Urban Area through stringent control of development within Open Countryside areas, and the maintenance of extensive areas of separation between it and Preston Urban Area to the south. The village will, in the main, have grown organically, through small scale development catering for local needs and carefully controlled to that appropriate to the scale and character of the village, excluding large scale estate housing.
- 8.3.11 Local consultation has also informed the judgment that the Neighbourhood Plan should endorse the strict policy restrictions on development of the open countryside and quiet country lanes making up Broughton Parish East.
- 8.3.12 The scale and form of most proposed housing development within Broughton Parish South is already committed with the Local Planning Authority only having discretion over the scale and form of development at Boyes Farm.

8.4 Neighbourhood Plan Policy - General

RES Housing General

Housing proposals will be determined in accordance with policies in the Central Lancashire Core Strategy and Preston Local Plan as amended and augmented by the Sub-Area Neighbourhood Plan Policies set out below.

- 8.4.1 Existing Development Plan policies are up-to-date and provide an appropriate broad policy framework for control of development within the Neighbourhood Plan Area. However the Neighbourhood Plan process has enabled more detailed consideration of and a more detailed local focus upon the needs and ambitions of the local community than possible in the preparation of the Core Strategy and Preston Local Plan.
- 8.4.2 That process has highlighted the enormous contribution that Broughton Parish is already making to meet Preston's wider housing needs in the southern part of the Parish – accommodating housing development that will more than double the current housing stock and resident population.
- 8.4.3 In the context of this scale of development, it is vital that existing Core Strategy and Local Plan policy be rigorously applied and the scale, form and location of any further housing be carefully managed so as to safeguard the rural character and setting of the wider area.
- 8.4.4 The Neighbourhood Plan has a key role to play in ensuring that this is the case, augmenting and strengthening existing Core Strategy and Local Plan policy with local provisions reflecting local conditions, and community aspirations and needs.

8.5 Area Specific Neighbourhood Plan Housing Policies

RES1 Broughton Village – Housing Development adjoining the defined settlement boundary

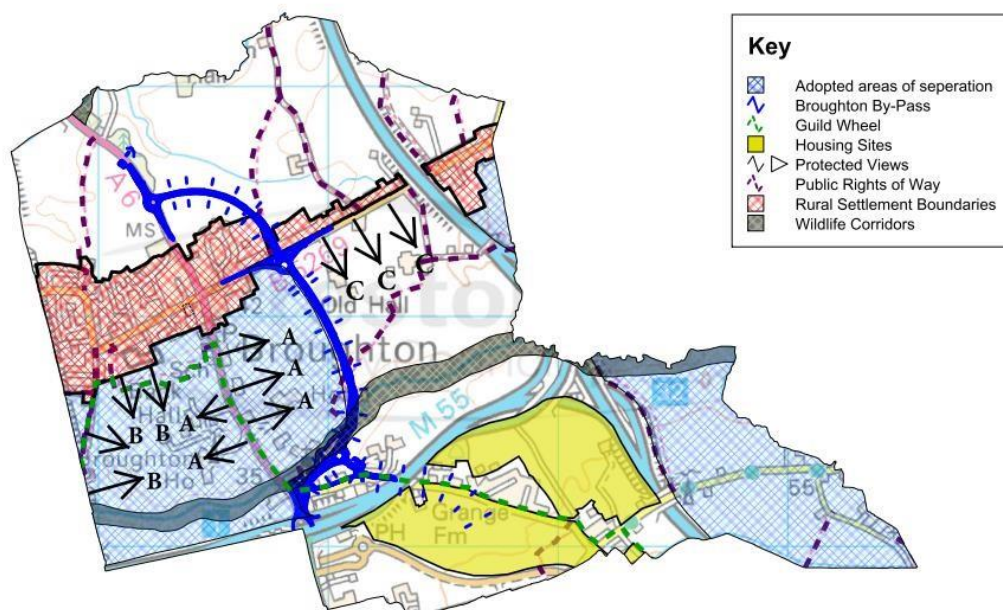
Small-scale developments of up to 20 dwellings will be permitted, adjoining the defined village settlement boundary, provided all of the following criteria are met

- **The development would not, by virtue of its location, scale or design impact detrimentally on:-**
 - **the character and appearance of the village**
 - **the village's rural setting in particular the key public views identified under Policy NE2**
 - **residential amenity**
 - **the Area of Separation between Broughton and Preston Urban Area designated under Preston Local Plan Policy EN4)**
- **The development will offer convenient access on foot to the centre of the village.**
- **The application is accompanied by a supporting statement demonstrating how the form of development proposed contributes towards meeting local housing needs.**

In accordance with these criteria the following specific opportunities have been identified for small-scale housing development as broadly indicated on Plan 4 below:-

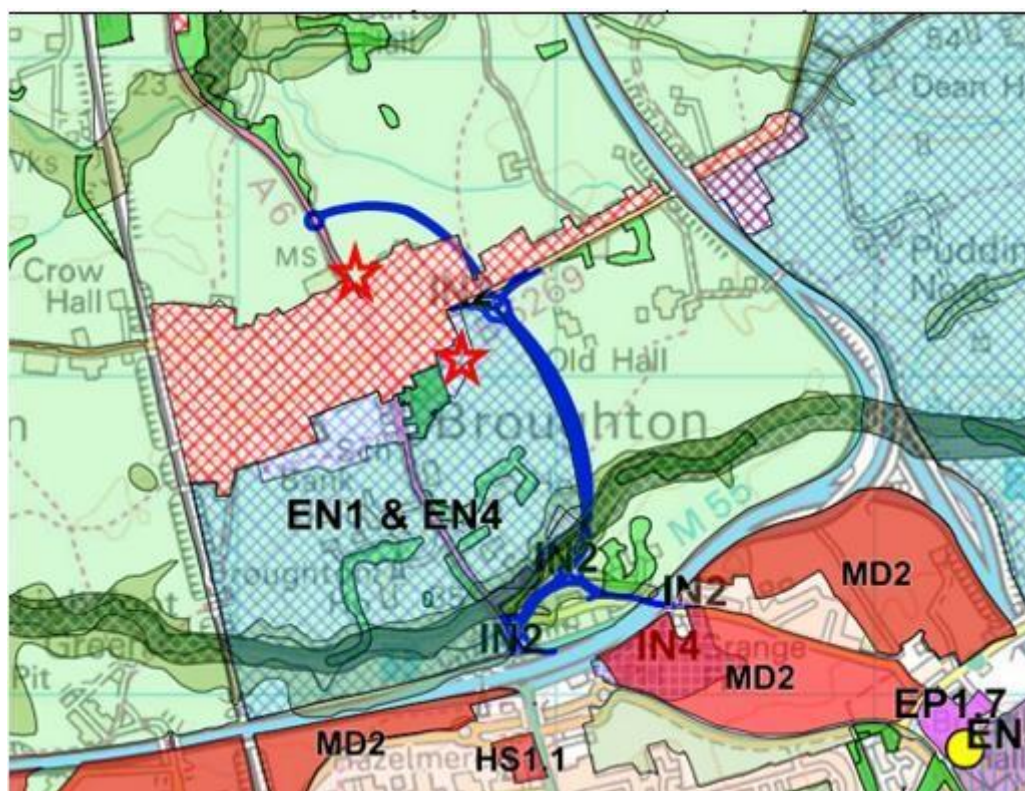
- a) **Land to the north of the current village settlement boundary to the east of the A6 south of the Bypass.**
- b) **Land to the south of Broughton Sports and Social Club and east of King George V Playing Fields.**

Other proposed development within designated Open Countryside will be heavily restricted in accordance with Central Lancashire Core Strategy Policy 1 and Preston Local Plan Policy EN1.



PLAN 3 BROUGHTON VILLAGE SETTLEMENT BOUNDARY (RED CROSS-HATCH) AND OTHER POLICY CONSTRAINTS

NB All land around the designated Broughton Village Settlement Boundary (except Broughton High School Playing Fields) is also designated Open Countryside subject to the provisions of Preston Local Plan Policy EN1.



PLAN 4 BROUGHTON VILLAGE SETTLEMENT BOUNDARY – HOUSING OPPORTUNITIES FOR EXTENSION OF DEFINED SETTLEMENT BOUNDARY CONSISTENT WITH POLICY RES1

- 8.5.1 Amended policy guidance is warranted for Broughton Village because of the limited capacity for housing growth within the settlement boundary and the opportunities and challenges presented by construction of the bypass. The only significant committed housing development within the Broughton Village sub-area is the 61 unit Whittingham Place East of the M55 on Whittingham Lane - a full three quarters of a mile from the Village centre. Local Plan policy allows only very modest scope for additional housing to be developed within the heart of Broughton village other than through infill and back land development opportunities within the settlement boundary.
- 8.5.2 Some modest additional flexibility towards housing development is considered appropriate in the context of these constraints, the benefits of some additional housing provision in meeting the needs of those requiring accommodation within the village, in supporting local facilities and in creating a better balanced and more active and cohesive local village community.
- 8.5.3 A limit of 20 dwellings is proposed so as to provide for developments incorporating some affordable housing (required on developments of 10 or more units) whilst ensuring that development is of a scale that is appropriate in terms:-
- i. of the position of Broughton at the bottom of the Core Strategy settlement hierarchy where development should *typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need unless there are exceptional reasons for larger scale redevelopment schemes* (Core Strategy page 51)
 - ii. the limited scale of any local needs that cannot adequately be met through the major housing developments already approved nearby
 - iii. Of safeguarding the character, rural setting and identity of the village post bypass completion.
- 8.5.4 There are a large number and choice of major housing schemes close by within Broughton Parish South and other sites within North West Preston. Many of these are in the early stages of construction thus helping to ensure that Preston has a housing supply adequate to meet its housing needs for some time to come.
- 8.5.5 With the completion of the bypass, Broughton will become a very attractive residential location. This is inevitably leading to pressures for housing development from landowners, developers and housebuilders keen to secure enhanced land values and attractive and profitable opportunities for housing development.
- 8.5.6 However in the context of Preston's housing supply position and the provisions of the Core Strategy and Local Plan that recognise that Broughton Village is not a sustainable location for major development there cannot be any exceptional reasons for larger scale redevelopment schemes of the type being proposed. Quite apart from the damage such development would do to the character and setting of the village, it would divert investment away from areas allocated for housing growth and undermine the delivery of sustainable new communities within those areas.

RES2 Broughton Village –Housing Development within the Settlement Boundary

Small scale housing development within the defined village settlement boundary of Broughton, including infill and back-land development, will be permitted in accordance with Preston Local Plan Policy AD1(b) provided that:-

- **Is of a design and scale that is sensitive to and in keeping with the character and appearance of the area and does not detract from any local heritage assets.**
- **Existing natural features, such as trees and hedgerows are, as far as is practicable, retained, and appropriate landscaping incorporated into the proposal.**
- **It would have no adverse impact on residential amenity**
- **It is of an appropriate density avoiding any appearance of *cramming***
- **It provides appropriate and safe parking and access arrangements both for the new development and any retained existing properties.**
- **It leaves adequate private amenity space for any retained existing properties.**

8.5.7 In order to manage pressures for development on the edge of Broughton Village and in the open countryside/areas of separation, it is important that appropriate opportunities are taken to deliver housing within the existing settlement boundary. Such development, particularly close to the centre of the village, will support sustainable lifestyles and the development of enhanced local facilities and contribute to a more cohesive local community post bypass.

8.5.8 Potential opportunities for such development may include:-

- Lengthy rear gardens to properties on Whittingham Lane
- Broughton South Petrol Filling Station (outline planning permission now granted)
- Potential surplus car park space to the rear of the Taste of Spice Restaurant

8.5.9 In the case of proposed back-land development of large rear gardens, particular care will be needed in layout and design to ensure that as much of the existing mature landscape is retained.

RES3 Broughton Village Housing Mix

Any new residential development of over 10 units should either:-

- a) **provide a mix of housing types to meet local need or**
- b) **Provide housing of a type that is under-represented within the village and for which a clear local need can be established.**

The provision of smaller dwellings with one or 2 bedrooms, bungalows and sheltered accommodation will be encouraged.

8. 5.10 Development on this scale will require the provision of 30% affordable housing units in accordance with Preston Local Plan policy. The additional flexibility afforded by this Neighbourhood Plan in respect of housing development within the village is not to meet any wider quantitative shortfall in housing provision across North West Preston. Existing Local Plan housing allocations and planning approvals are entirely adequate in meeting Preston's objectively assessed housing needs. The case for Broughton to accommodate housing development of a scale somewhat beyond that indicated in Core Strategy and Local Plan policy is in part in promoting the development of a strong, sustainable local community post bypass. To do this, it is important that development be tailored to local needs rather than duplicate the general private market housing that housebuilders are delivering elsewhere across North West Preston.

RES4 Broughton Village Housing Design

In addition to adhering with the design guidance set out in Central Lancashire Core Strategy Policy 17, development should satisfy the following local requirements.

- **Houses should be single or 2 storey**
- **Densities should generally be in the region of 25 dwellings per hectare.**
- **New developments should be designed to encourage walking and cycling, and sustainable lifestyles by the adoption of layouts that facilitate direct and convenient access by these modes of transport to local facilities.**
- **Existing natural features, such as trees and hedgerows should, as far as is practicable, be retained, and appropriate trees and landscaping incorporated into new housing layouts**
- **Sufficient external space should be provided :-**
 - **For a garden area at least as large as the ground floor footprint of the dwelling.**
 - **For off-street car parking in accordance with local standards**
 - **To accommodate storage facilities for cycles, tools and other outdoor equipment,**
 - **To enable refuse, recycling and compost to be stored out of sight.**
- **New dwellings should make provision for the changing needs and lifestyles of an ageing population and be built to the "Lifetime House" standard.**

- **All dwellings should be energy efficient (the use of renewable energy sources is encouraged).**

8.5. 11 Relatively low density single or 2 storey housing, in a well landscaped setting, will help ensure that development is not to the detriment of the character and appearance of the village and is not unduly prominent in the wider landscape. The density guidance is at the lower end of the range stipulated in the Core Strategy (25-35 dwellings per hectare). This is justified in the context of that guidance covering inner urban and suburban as well as rural development locations. A higher density may often be appropriate for urban and suburban development where existing densities may be high and forms of development, that would be wholly out of character in a rural situation e.g. 3 storey town housing may be eminently suitable. Local consultation has raised specific concerns over density and specifically over development of such townhouses.

8.5.12 Lifetime House Standards will help ensure that additions to the housing stock cater for the long term housing needs of the local community and provide greater choice for elderly residents looking to downsize.

RES 5 Broughton Parish South – Boyes Farm

The scale and form of housing proposals for this area of land allocated for mixed housing development under Local Plan Policy MD2 should:-

a) take full account of:-

- **The pressures upon the local highway network arising from the major new housing developments between the site and Eastway.**
- **Traffic noise from the nearby motorways.**

b) Be set within a strong green infrastructure framework and establish safe and convenient pedestrian and cycle links to the Guild Wheel, and towards the Local Centre to be developed within the development south of D'Urton Lane.

c) Consider the case for the provision of additional community facilities to serve both the development and the major new housing developments either side of D'Urton Lane.

8.5.13 It is appropriate that the remaining parcel of land allocated for development under Local Plan policy MD2 – Boyes Farm- be developed in a manner that takes full cognisance of the scale of new housing to the south and the concerns of the immediate local community in terms of the impact of those developments expressed

both through consultation on planning applications and preparation of the Neighbourhood Plan. Pre-application discussions have indicated a proposed scale of development that will take overall housing numbers for the sites between the motorways and Eastway significantly in excess of that originally suggested during Local Plan consultation.

- 8.5.14 This is of considerable concern to local residents in respect of the quality of the residential environment, pressure on the local highway network and the adequacy of community infrastructure.

RES6 Broughton Parish East

Development proposals that would undermine the rural setting and character of Broughton Parish East as a quiet countryside area of scattered farm properties, and dwellings and narrow country lanes will not be permitted.

- 8.5.15 Broughton Parish East has a rural character that is distinct from that of the open countryside around Broughton Village in that it is devoid of villages or significant smaller settlements and has no major traffic routes passing through it. This special character that provides the historic setting to Ladyewell Shrine could easily be undermined by anything other than the strictest application of Policy EN1 of the Local Plan for development within Open Countryside.

9. BUSINESS & EMPLOYMENT

9.1 Introduction

- 9.1.1 If you exclude farmland, Broughton has relatively little land devoted to business and employment use but has some large employers in the emergency services, hotel, food and drink and education sectors; a number of smaller businesses and a significant level of home working. Of particular note amongst the former are the Headquarters for Lancashire and Cumbria Ambulance Services, Broughton High School, and the Broughton Marriott Hotel.
- 9.1.2 The 2011 Census showed significantly more people working within the plan area (over 1200) than the 840 resident population who were economically active at that time (under half of the overall resident population). Many of these travel into Broughton while residents have a number of centers of employment close by not least Preston East Employment Area along Eastway.
- 9.1.3 The other most conspicuous feature of the plan area is the number of employers providing goods or services to the wider general public but the absence of the basic local services that you would expect to see in the center of more traditional large rural villages e.g. convenience store, post office, coffee shop.
- 9.1.4 Broughton has specialist retailers but no dedicated local convenience store majoring on custom from the immediate resident population. The only convenience goods available within the village are the limited range available from the 2 petrol filling stations on Garstang Road either side of the crossroads, the future of which may be affected by the impending completion of the bypass.
- 9.1.5 Small convenience units and a post office have existed in the past in the center of the village on the North West corner of the crossroads, in small units on Garstang Road south of the crossroads and in the store by the playing fields now occupied by Maidenhead Aquatics. All have closed.
- 9.1.6 The small shopping parade on Northway off Woodplumpton Lane has also lost all local shopping facilities and now comprises a physiotherapist, dentist and specialist running shoe store. .

- 9.1.7 There is a private hospital (off Durton Lane) but no GP facilities although the Story Homes development, Durton Manor, in Broughton Parish South, includes a proposed health center above a local convenience store.
- 9.1.8 Following the closure of the former Golden Ball PH some years back, the Broughton Inn is the village's only pub (there is a pub/restaurant in Broughton Parish South – The Phantom Winger – south of the M55) but the majority of its floor space is devoted to a restaurant rather than it being a traditional local. A short drive from the village, the Italian Orchard, an Italian Restaurant by the M6 has prospered. The Gate of Bengal Indian Restaurant in the former Golden Ball PH closed a few months ago but has recently reopened as *A Taste of Spice*.

9.2 Existing Development Plan Policy

- 9.2.1 Central Lancashire Core Strategy and Preston Local Plan policies include a presumption that all sites and premises that are in employment use be protected in such use unless there are very good reasons for their release for other purposes (CS Policy 10; PLP Policy EP2).
- 9.2.2 In the case of retail and service facilities, these plans also provide for the identification of town and local centers that should be protected specifically for such uses (PLP Policy EP4). There are no such identified local centers in Broughton. There is a presumption in these plans that proposed new developments for retail and similar use should be directed to such centers or to sustainable locations.
- 9.2.3 Land allocated for development in Broughton Parish South as part of the North West Preston Masterplan is for residential led mixed use development that can include new local centers. Such a center is included in the approved plans for the Story Homes development Durton Manor, currently under construction.
- 9.2.4 The Core Strategy encourages appropriate growth of rural businesses and rural diversification including visitor facilities and the sensitive conversion of and alternative use of farm buildings (CS Policy 13 Rural Economy).

9.3 Consultation, Issues, Objectives and Vision

- 9.3.1 The building of the bypass and the housing developments proposed in the plan area albeit away from the center of Broughton Village, create both opportunities and challenges for business development.
- 9.3.2 The bypass will remove through traffic from Garstang Road, making premises far more easily accessible by car and creating an attractive and pedestrian/cyclist friendly environment. This has raised hopes amongst the local community that the village will be able to attract, support and retain the local shopping and other facilities that it has for so long lacked.

- 9.3.3 However the bypass will also remove potential car-borne custom from through traffic impacting on local businesses particularly the 2 filling stations both of which are now the subject of redevelopment proposals. Businesses have raised their concern at the need for adequate signage to address this threat and this has been taken up by the Steering Group on their behalf.
- 9.3.4 It is not felt that it would be appropriate for the plan to allocate further land for business/employment uses given the sites available for such use and that existing local jobs exceed the size of the working population. Such development could also pull unnecessary traffic including commercial vehicles back into the village to the detriment of its character and appearance of the area.
- 9.3.5 Consultation and analysis has identified the following plan issues and objectives that have since been endorsed by the local community in the consultation undertaken at the end of October 2016.

ISSUES

- **LOCAL FACILITIES AND SERVICES TO SUPPORT BUSINESSES**
How should deficiencies in the provision and quality of local services and community facilities in Broughton Village be addressed, including the absence of a quality local convenience store, Post Office, Village Hall and state Primary School, the poor quality of public facilities for sport and informal recreation?

OBJECTIVES

- **FACILITIES & LOCAL CENTRE** To secure a significantly enhanced range and quality of local services and community facilities, including establishing a vibrant *local center* located within the heart of Broughton Village and creating other focal/meeting points for the local community
- **BUSINESSES/EMPLOYMENT** To create conditions in which local businesses can thrive.
- **DEVELOPMENT** To ensure that any new development is of an appropriate, nature, location, scale and design, and in the case of Broughton Village is in keeping with and does not undermine the character, rural setting and environmental quality of the village (including through the impact of associated vehicular traffic)

9.3.6 The agreed plan vision contains the following references to businesses and employment:-

A revitalized Broughton Village that

- *Has become a much more strongly identified and cohesive local community. Much improved local services and community facilities, an attractive trafficcalmed streetscape and wider public realm, and improved public car parking have made the center of the village an attractive and relaxing destination and meeting place not only for local residents but for a wider catchment drawn by its character and charm*
- *Has seen existing local businesses thrive - attracting custom through the quality of their offer and the improvements in access, parking and environmental quality delivered post bypass*

9.4 Neighbourhood Plan Policy - General

BE Business & Employment Uses

Development for Business and Employment uses, will be permitted:-

- ☐ on sites allocated for this purpose in the Local Plan
- ☐ on sites that are currently in such use

Such development will be permitted elsewhere only where it is small scale and where it involves one of the following:-

- ☐ sensitive conversion of redundant farm or other buildings that are worthy of retention and not suitable for residential use or
- ☐ The provision of a service to local residents or visitors for which a need can be established that cannot be adequately met from existing business sites/premises within the area or delivered on another site better located to meet that need.
- ☐ Development combining living and small-scale employment space provided there is no adverse impact on the character and appearance of the area or residential amenity.

Any such development will only be permitted if it complies with other Core Strategy and Local Plan policies.

- 9.4.1 There is no shortage of business and employment land in the wider Preston Area or lack of accessible local employment opportunities for plan area residents. Local employment exceeds the local workforce and the character and appearance and environmental quality of the area will be considerably enhanced post bypass. It is important that business development be carefully managed, so that the impact of new development and the activity and traffic associated therewith does not erode these benefits.

9.5 Neighbourhood Plan Policies - Specific

BE1 Village Centre

Within the area identified as a Village Centre on Plan 5 below the following uses will be encouraged and permitted at ground floor level:-

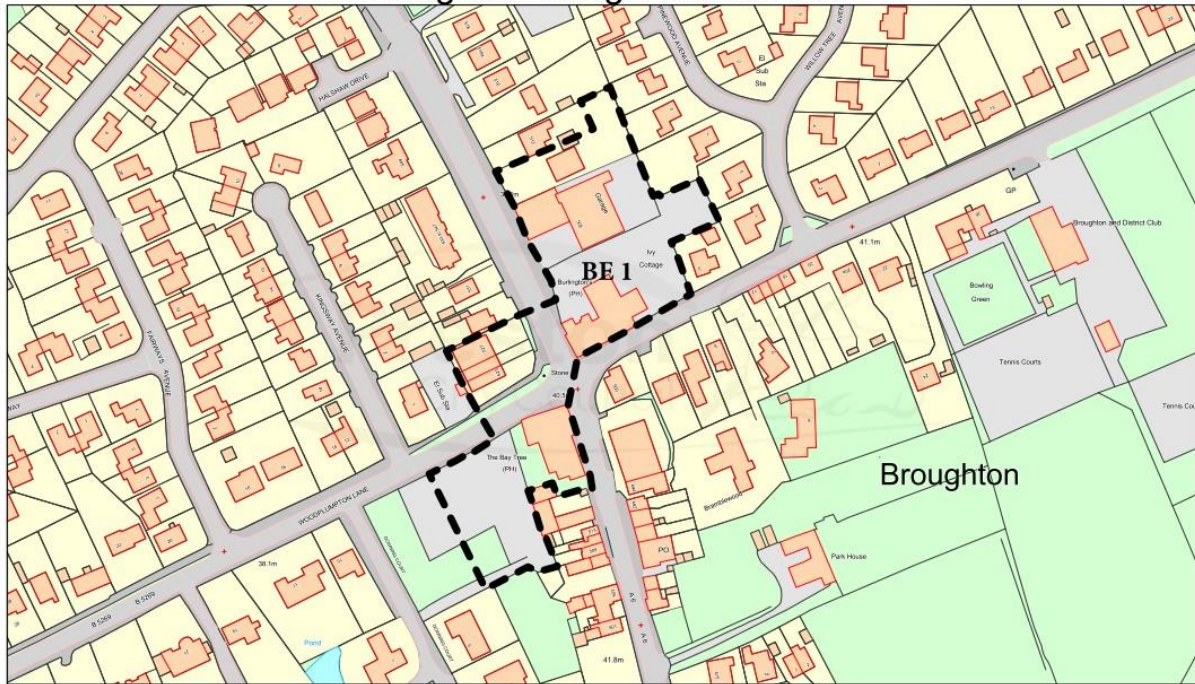
- ☐ **A1-A4 – Retail, Financial and Professional Services, Café/Restaurant, Public House**

Subject to such development not prejudicing residential amenity or highway safety.

Other uses will not normally be permitted.

- 9.5.1 Broughton Village urgently requires the development of local facilities both to meet the needs of local residents without them having to drive out of the area but to utilize the opportunity the bypass offers to bring the local community together in a way that has not previously been possible because of a local environment too often blighted by queuing traffic, noise and fumes.

Broughton Village Centre BE1



Plan 5 – Broughton Village Centre BE1

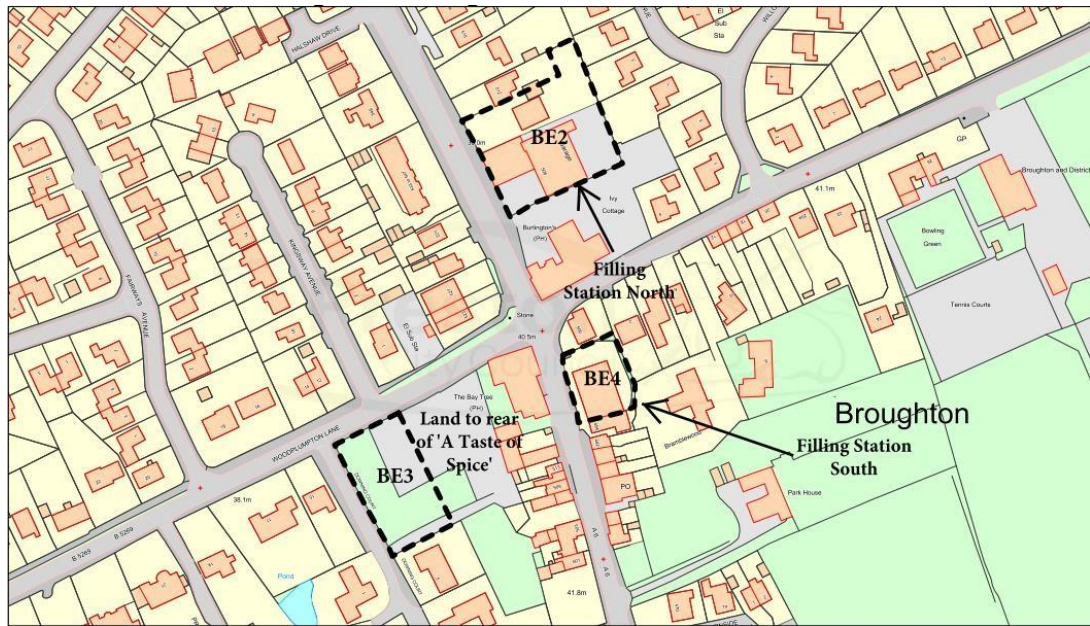
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BE2 Filling Station Site North

Development proposals for this site as shown on Plan 6, within the designated Local Centre, should be anchored at ground floor level by the provision of a full scale local convenience store (approximately 280 sq. meters net floor space at ground floor level) and supporting customer car parking.

Proposals not including such provision will not be permitted.

- 9.5.2 Apart from congestion and access constraints, one of the main obstacles to provision of a local convenience store in the village has been the absence of a development site large enough to accommodate the amount of floor space and associated customer car parking required by operators is the buoyant local convenience sector.
- 9.5.3 This represents the only conveniently located site within the settlement boundary sufficiently large and suitable for such development.



Plan 6 - Broughton Village Sites BE2; BE3; BE4

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BE3 Land to Rear of *A Taste of Spice* Car Park

Appropriate uses for any part of the wider site as shown on Plan 6 not required for car parking in support of the main use include:

- ☐ **Small Scale Housing Development**
- ☐ **Retail, Financial and Professional Services, café/restaurant**
- ☐ **Public Car Parking**

Subject to such development not prejudicing residential amenity or highway safety.

- 9.5.4 The amount of car parking to the rear of the restaurant building (a former public house) has long ceased to be required to meet customer demand. Proposals for residential development of the rear of the site were refused planning permission on highway grounds but those concerns are likely to be addressed by the bypass.

- 9.5.5 Given the lack of brownfield development opportunities within Broughton, it is important that full use is made of any under-utilized brownfield sites, particularly in central locations close to village facilities...

BE4 Filling Station South

If this site (see Plan 6) is no longer required as a petrol filling station, then its redevelopment for the following purposes would be permitted

- ☐ **Retail, financial/professional services or café/restaurant use (Use Classes A1-A3) or for**
- ☐ **Residential development**

Subject to proposals being of a design appropriate to this historic part of Broughton Village and not giving rise to residential amenity or highway problems.

Other forms of development will not be permitted.

- 9.5.6 With the completion of the bypass, the future of the 2 petrol filling stations in the village (both on the southbound side of the A6) is uncertain prompting the owner of both to submit outline planning applications for their redevelopment.
- 9.5.7 Residential development as proposed for this site would represent an appropriate use for the site given the limited housing opportunities within the existing settlement boundary. However the site might also appropriately be developed for local retail or other facilities should the Northern Filling Station stay in its current use.
- 9.5.8 In either case, it is important that any redevelopment of the site take full account of the character and appearance of this historic section of Garstang Road and the opportunity that redevelopment presents to enhance that character.

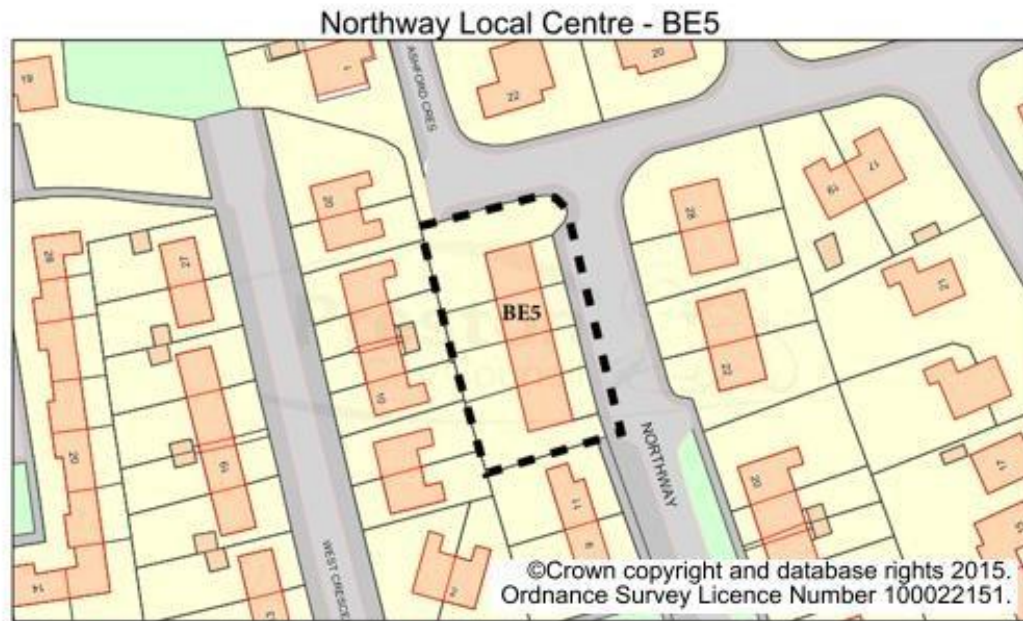
BE5 Northway Local Centre -

Within the Northway Local Centre identified on Plan 7, the following uses will be encouraged and permitted at ground floor level:-

- ☐ **A1-A4 – Retail, Financial and Professional Services, Café/Restaurant**
- ☐ **Provision of local health services**

Subject to such development not prejudicing residential amenity or highway safety.

Other uses will not normally be permitted



Plan 7 – Northway Local Centre

- 9.5.9 This development was designed to provide local facilities for local residents in the immediate housing area. Whilst it has lost its local shopping facilities it still provides a valuable role in housing local health facilities. It is important that it continue to do so.

BE6 Shops outside the designated Village Centre and Northway Local Centre

Planning permission will only be granted for change of use of existing shop premises where it can be demonstrated that there is no demand for their continued operation in retail; financial/professional services, café/restaurant use or in delivering local health services

AND where, in the case of any buildings on the local list, that proposals are supported by a sensitive scheme of conversion that does not detract from the character and appearance of the building and the area.

- 9.5.10 The small ground floor shop units on Garstang Road without car parking that in past times provided local village shopping facilities (including the Village Post Office) have struggled in recent years. Whilst a part of Broughton's history, in the context of current retailer requirements and preferences, and ambitions to deliver more significant local shopping facilities in the Village Centre they may not necessarily have a future in shop use.

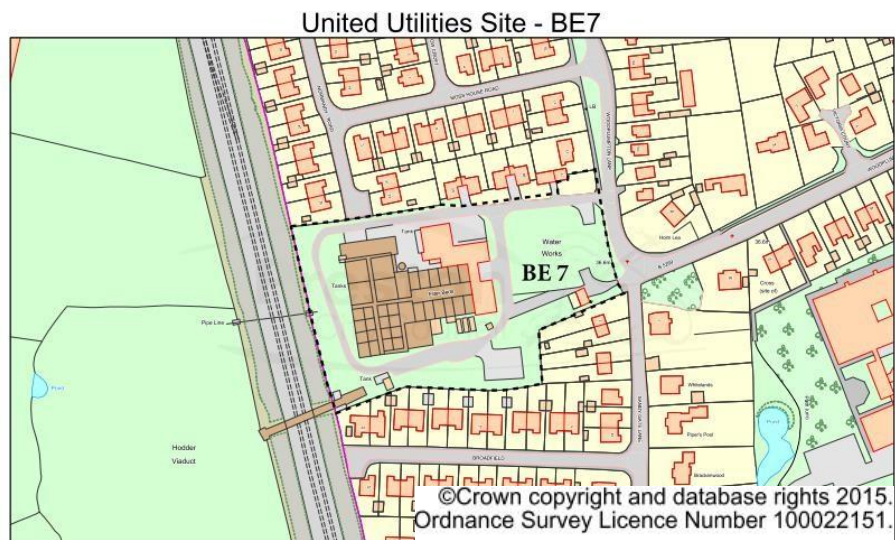
9.5.11 if this proves to be the case then it is important to the character and appearance of the area that they be subject to sensitive schemes of conversion.

BE7 United Utilities Site (see Plan 8)

Any land that is surplus to the operational requirements of United Utilities and capable of redevelopment should be considered for residential development, if ground conditions permit.

Other acceptable uses are considered to comprise:-

- **A community facility that cannot be accommodated on a more central site within the village or that caters particularly for the needs of the immediate residential area.**
- **Business/employment uses subject to these not giving rise to problems of residential amenity, highway access or vehicle generation.**

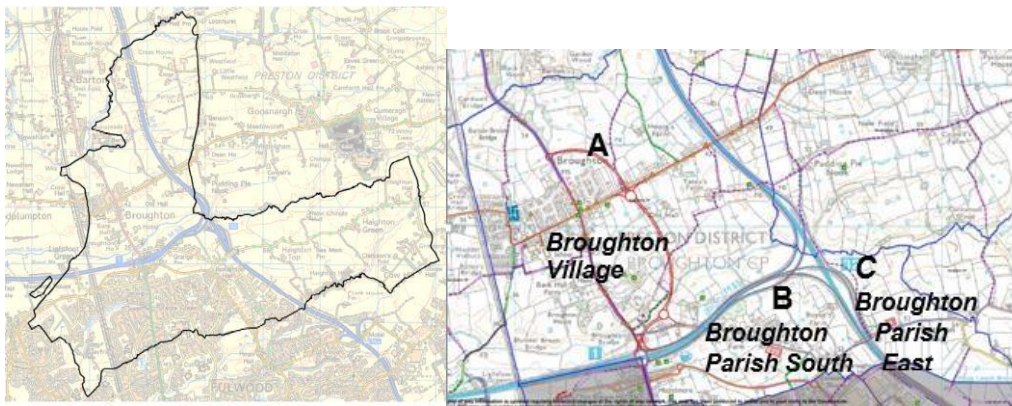


Plan 8 – United Utilities Site

9.5.12 Initial dialogue with UU suggests limited development potential because of operational constraints/ground conditions. There is potential for community use but the site is somewhat detached from the village center and other more central sites would be more suitable for key built facilities e.g. community hall.

10. COMMUNITY FACILITIES AND ACTIVITY Introduction

- 10.1 Broughton Parish is unusual in terms of community identity, facilities and activity in that:-
- the motorway network divides it into 3 discrete areas
 - local community facilities are dispersed across the parish rather than being concentrated in Broughton Village and often serve a much wider catchment taking in the more populous adjoining urban suburb of Fulwood in North Preston.
 - The longstanding impact of traffic congestion on the A6 and associated, noise and pollution has been an additional factor militating against Broughton Village developing its own community identity and becoming a hub of community facilities and activity.
- 10.2 The wider catchment of church related facilities including Broughton's CoE Primary school is a direct consequence of the church parish being one of the largest 200 parishes in England, covering a large part of Fulwood.
- 10.3 Demand for primary school places from this widely drawn parish means that it is commonplace for children within Broughton village itself to struggle to secure places at the area's only primary school with children commonly attending primary schools in the nearby villages of Woodplumpton to the west and Barton to the north (albeit these are increasingly under pressure from significant housing development in those areas).



- 10.4 The Parish has within it, in addition to the aforementioned **Broughton St Johns Baptist Parish Church** and **CoE Primary School** :-
- an Outstanding secondary school (**Broughton High School**);
 - thriving local **Scouts and Guide Groups**
 - its own **Broughton Sports and Social Club** in the heart of the village although this is a private members club with a much wider catchment;
 - One of the most attractive rural sections of **the Guild Wheel** enjoyed by both cyclists and walkers from the local area and across Preston.
 - A network of other **attractive countryside footpaths**
 - **Fulwood and Broughton Cricket Club** on its southern boundary

that has recently obtained planning permission to extend its facilities including a second playing area.

- **2 pre-school nurseries** one in Broughton Village and one in Broughton Parish East at Fernyhalgh
- A **Dentists Surgery** and **Physiotherapists** on North Way
- **St Marys Roman Catholic Church**, Fernyhalgh and Ladyewell

10.5 The most evident deficiencies in terms of community facilities and activity in Broughton Village are the lack of:-

- Any decent well used park facilities – St Georges Playing Fields being poorly drained, and heavily underutilised
- Any attractive public or civic space in the centre of the village where the community can come together.
- Any Village Hall or multi-use community building for local groups
- any arrangements for significant dual use of school and private facilities
- Village Convenience Store and Post Office (albeit a travelling post office operates from the Sports and Social Club 2 days a week) or coffee shop (see Business and Employment)
- A Primary school within the village itself and of any nearby nondenominational primary school.
- A GP's surgery

Existing Development Plan Policy and Associated Proposals

10.6 The Core Strategy and Preston Local Plan set out policies seeking to ensure that:-

- local communities have sufficient community facilities provision;
- everyone has the opportunity to access good sport, physical activity and recreation facilities
- community, and sports recreational facilities are protected
- *green Infrastructure* defined widely to include public parks, and open spaces, and natural habitats is protected and enhanced.

(CS Policies 18 24, and 25; PLP Policies WB1; EN2;EN3)

10.7 Preston Local Plan Policies and Guidance for the development of North West Preston including the major development allocations at Broughton Parish South currently under development, include the development of Local Centres together with *the infrastructure to facilitate the creation of sustainable communities*. AS Local Centre comprising local convenience store and health centre forms part of the approved plans for the Story Homes development D'Urton Manor north of Eastway.

- 10.8 The Masterplan for North West Preston includes a masterplan framework for the development of the major development allocation between Eastway, the M55 and M6 (see below).



- 10.9 This includes an indicative area for Green Infrastructure/Open Space. The approved plans for the D'Urton Manor (Story) development currently under construction include play areas. The Charles Church development of 112 homes north east of D'Urton Lane includes a centrally situated public open space but excludes a significant portion of the developable area indicated in the Masterplan (red line above)..
- 10.10 The Masterplan does not include any additional local schools within walking distance of these developments or the wider plan area. 2 additional primary schools and a secondary school are proposed within the wider North West Preston Masterplan area but are all proposed to be developed in the Cottam/Bartle Area significantly to the west and accessed via Tom Benson Way.

Consultation, Issues, Objectives and Vision

- 10.11 The opportunity that the bypass and the neighbourhood plan presents to address deficiencies in community facilities and bring together Broughton Village residents as a local community has been a popular theme during plan consultation. People would like to see the village's identity being as a real place and local community not as a notorious traffic blackspot.
- 10.12 The absence of dedicated local shopping facilities, a village hall, coffee shop, decent park are amongst a range of deficiencies that residents would like to see the plan address.

ISSUES

3 LOCAL IDENTITY/ROLE How can the Plan realise the potential, post bypass, for the village to establish a strong positive identity and role and what should this be?

4 LOCAL FACILITIES AND SERVICES How should deficiencies in the provision and quality of local services and community facilities in Broughton Village be addressed, including the absence of a quality local convenience store, Post Office, Village Hall and state Primary School, the poor quality of public facilities for sport and informal recreation?

5. COMMUNITY IDENTITY/COHESION What else can be done to address cohesion within the local community

OBJECTIVES

FACILITIES & LOCAL CENTRE To secure a significantly enhanced range and quality of local services and community facilities, including establishing a vibrant *local centre* located within the heart of Broughton Village and creating other focal/meeting points for the local community

LEISURE AND RECREATION To enhance opportunities for and participation in sport and informal leisure and recreation by the development, improvement and/or sharing of local facilities.

HEALTH & WELL BEING To promote health and wellbeing by safeguarding and enhancing the Guild Wheel and local footpath network; protecting these routes from any development that would be to the detriment of the enjoyment and benefits they provide, particularly in providing access to and enjoyment of open countryside areas.

NEW COMMUNITIES To integrate successfully the major new housing developments on the southern and eastern edges of the plan area; and to further develop and encourage pedestrian and cycle access between these areas, key plan area facilities and the local centre

VISION

A revitalised Broughton Village that has become a much more strongly identified and cohesive local community. Much improved local services and community facilities, an attractive traffic-calmed streetscape and wider public realm, and improved public car parking have made the centre of the village an attractive and relaxing destination and meeting place not only for local residents but for a wider catchment drawn by its character and charm

Neighbourhood Plan Policy – General

CF Local Community Facilities, both indoor and outdoor (including those catering for informal recreation) will be enhanced and augmented through new and improved facilities and extended dual use.

The loss of such facilities will only be permitted if

- **Adequate alternative provision exists or is to be provided.**
- **The use is no longer financially viable**

10.13 The completion of Broughton Bypass will remove the queuing traffic, noise, fumes, and delay that have been an obstacle to the centre of the village developing as a community hub and that have contributed to the loss of local shopping and other facilities.

10.14 It is a key plan objective and major part of the plan vision that over the next ten years the opportunity will be seized to bring the local community together not only to enjoy the attractive, pedestrian friendly public realm that will be created from the former A6 but to enjoy a range of new and improved facilities and leisure activities centred on or close to the heart of the village.

Neighbourhood Plan Policies - Specific

CF1 KING GEORGE V PLAYING FIELDS A comprehensive package of improvements will be developed and implemented for St Georges Playing Fields.

These may include

- **Additional Parking**
- **Improved Playground Facilities for young and older children**
- **Improved, drained sports pitches**
- **Multi-Use Community Building including changing facilities □ Surfaced paths, signage and landscape features/focal point.**
- **Trim Trail**
- **Creation of additional access points (if negotiable)**



KING GEORGE V PLAYING FIELDS

Broughton Village Community Facilities - CF1 & CF5



- 10.15 Through its poor drainage and lack of facilities, King George V St Georges Playing Fields is a vastly underutilised resource. It is an attractive green space on a dry sunny day but with little other than a large expanse of grass, it becomes a rather wet, bleak and uninviting space in other seasons and weathers. Its football pitch is little used having been abandoned by the local team because of its poor condition.
- 10.16 Some additional privately owned land (red line) between the playing fields and the back of Broughton Sports and Social Club was drained and used as an additional football pitch, some years ago but fell into disuse, and has been sold and is now in an unkempt state. The Playing Fields only have play equipment for younger age groups (albeit this is about to be improved) – used mainly by those dropping off and collecting children from the popular pre-school located at the back of the playing fields.
- 10.17 The playing fields don't have particularly good pedestrian access for local residents this being restricted to two entrance points on Garstang Road away from the main concentrations of housing. The small parking area on the Garstang Road frontage, the only public facility within the village is too small to accommodate the demand for parking that might arise from a park offering more attractions or, if the football pitch was used, by senior teams.
- 10.18 With appropriate investment (including use of Community Infrastructure Levy – CIL) creating reasons to visit for wider sections of the local community and additional parking it could become a popular local resource for all age groups.

CF2 PRIMARY SCHOOL Proposals for development of a nondenominational Primary School on an appropriate site, will be supported.

- 10.19 Whilst the Local Plan proposes 2 new primary schools and a secondary school, to support development in NW Preston, the indicative Masterplan shows these being located in the new housing areas off Tom Benson Way west of Preston Grasshoppers and a significant distance from both Broughton Village and the major new housing developments under construction in Broughton Parish South.
- 10.20 Village residents unable to secure a place for their child at Broughton CoE School, would be likely to be reliant on private transport to get their child to these schools. For the new housing areas south of the M55, St Peters CoE School on Meadowfield and Our Ladies and St Edwards Catholic School on Lightfoot Lane are within walkable distance but involve crossing Eastway and in the latter case Garstang Road. Neither offer attractive walking options or non-church education.
- 10.21 Should proposals be tabled to develop a primary school within the plan area, conceivably within the development allocation covering Boyes Farm south of the M55 which is near to the new residential area which would serve the parish and the adjoining areas of Fulwood and Houghton, then this would be supported. Either location This would reduce the reliance on private transport for Broughton Parish residents arising from current existing or planned schools provision particularly for parents preferring a non-church school.
- 10.22 If such a facility could be developed this would also assist in developing a stronger sense of local community. particularly in the case of a facility in Broughton Village..

CF3 DUAL USE The Parish Council will work with local organisations, in particular Broughton Sports and Social Club and Broughton High School, to secure the extended dual use and improvement of indoor and outdoor facilities.

- 10.23 The Sports and Social Club and the High School have a wide range of sports and other facilities.
- 10.24 However the Club is a private establishment with members from a much wider area rather than just the village. On site outdoor sports facilities comprise Bowls and Tennis. There is limited wider use of club facilities by the local community including a travelling Post Office on two afternoons a week.



- 10.25 The High Schools facilities have recently seen the addition of an all-weather artificial sports pitch (specialist hockey surface but usable for football). The Schools grass pitches suffer from the same problems of drainage affecting St Georges Playing Fields. There is little current community use of the schools outdoor or indoor facilities.



CF4 COMMUNITY VILLAGE HALL A centrally located Community Village Hall facility for Broughton Village will be secured through dual use of an existing facility or, if this proves not to be possible, through construction of a new multi-use building.

- 10.26 Unlike nearby villages such as Goosnargh, Grimsargh and Catforth Broughton has no village hall. There is a hall building within Broughton Sports and Social Club (see bottom right) but this is a members club. Although it can be booked it does not host the traditional range of community activities associated with a village hall and is often required for club functions. Dual use may require extension to this building.



Goosnargh Village Hall



Grimsargh Village Hall



Catforth Village Hall



Hall at Broughton Sports and Social Club

CF5 BROUGHTON POLICE STATION - Broughton Police Station will be safeguarded as a local community facility. Other uses will only be permitted if it can be demonstrated that there is no demand for such use.

Any works associated with the use for other purposes must safeguard the character and appearance of this historic landmark building.



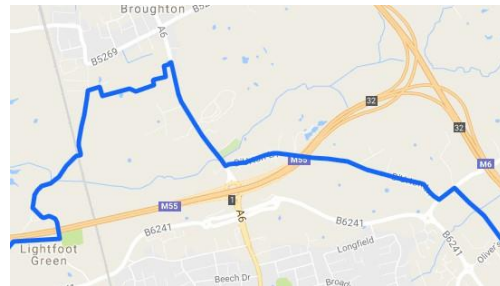
- 10.27 Broughton's late Victorian Police Station, is manned only * days a week but occasionally made available to local groups for meetings.
- 10.28 With the closure of many local Police Stations its long term future to 2026 in this use must be considered uncertain. It is on the Village Heritage Register and securing a positive long term use for the building, consistent with retaining its character is important as part of the wider initiative to showcase that heritage.
- 10.29 The Police Station is conveniently located between the High School and St Georges Playing Fields, and close to the Guild Wheel. The County Councils works for Garstang Road post bypass will turn it into an attractive, traffic

calmed pedestrian friendly space and could help the potential for a positive future for the building in community use or as a social enterprise.

CF6 IMPROVING HEALTH & WELL BEING OF THE COMMUNITY AND VISITORS THROUGH THE GUILD WHEEL, FOOTPATHS AND BRIDLE WAYS.

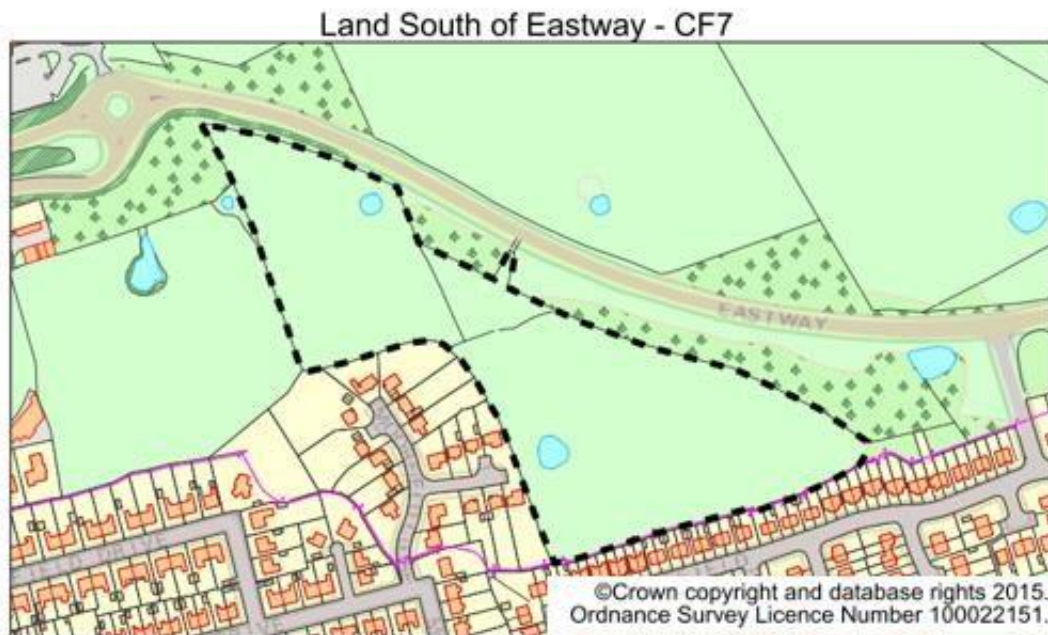
Any proposed development that will increase safety risks, destroy vistas and views and that would be detrimental to the public's usage, enjoyment and health benefits of these routes will not be permitted.

Proposals that will improve the general health and well-being of people using these routes (e.g. through additional/replacement signage; cycle parking, or refreshment facilities) will, in principle, be supported



- 10.30 Since its development to celebrate the 2012 Guild, the Guild Wheel Cycle Route has proved an outstanding success with both enthusiasts and more occasional cyclists and walkers including young families.
- 10.31 Counts show an average of over 200 cyclists daily using the route through Broughton during the week and this figure rises to 300 at weekends. These figures do not include the significant number of walkers using the route. Whilst there are significant parts of the route through parkland and along the River Ribble, the route through Broughton is the most extensive rural stretch of this popular facility. Cycling increase heart rate, improves mental health and is an excellent way of reducing loneliness
- 10.32 The areas public footpaths, although in need of some attention, also provide an important and valued leisure resource for local residents offering attractive views of open countryside and towards the Bowland Fells.

CF7 GREEN INFRASTRUCTURE AND ACCESS – LAND SOUTH OF EASTWAY, BROUGHTON PARISH SOUTH - The potential for public access to this green space for informal leisure and recreation will be pursued.



- 10.33 This publicly owned area of green space, allocated as green infrastructure in Preston's Local Plan backs onto the proposed extended Fulwood and Broughton Cricket Club.
- 10.34 It has been used to mitigate the impact on wildlife of the development of lands opposite for housing. Subject to the establishment of a safe crossing point across Eastway it has the potential to provide wider benefits than visual amenity and as a wildlife habitat. A link along Eastway could be established from the

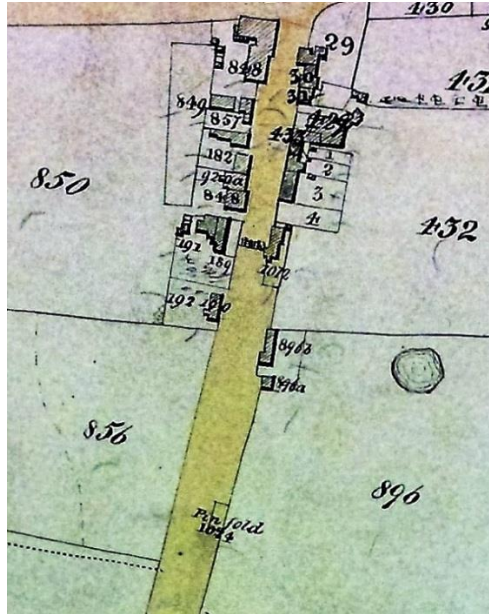
footpath to Tower Lane and potentially to the extended cricket ground (that has problematic vehicle access and egress onto the A6). **Parish Action Points PAP***

- To work with Preston City Council, the playing fields trust and local groups to restore and develop the King George V Playing fields
- To explore the options for a community facility in the village
- To restore the existing footpaths and bridleways, and to explore the introduction of new ones to link the Village centre, development areas and outlying parts of the parish
- To work with local businesses to promote community cohesion and to encourage development of new retail and service facilities as identified in the vision for Broughton

BUILT ENVIRONMENT AND HERITAGE

11 Introduction

- 11.1.1 Broughton in Amounderness is a civil parish to the north of Preston in central Lancashire. The name Broughton has developed down the years initially it was referred to as “Brocton” in the Domesday book (1086) which over the years became; Brocton, 1200; Brocton, 1256; Brochton, 1261; Brocton, 1262; Brighton, 1292; Brocton, 1297 and finally by 1345 Broughton. The actual name derives from “ton” or “tune” means hamlet or farm, so we have the hamlet or farm of Brock is Celtic name meaning “badger like” usually used to refer to a person with a white streak in their hair. So we have the hamlet or farm of the man with a white hair streak from the late 800’s. It is referred to as Amounderness to distinguish it from the 4 other Broughton’s in the duchy of Lancaster at Salford, Ulverstone, Cartmell & Furness
- 11.1.2 The parish boundaries today are much smaller than the original one which was the Anglican church parish boundary encompassing land as far south as Blackbull Lane in Fulwood, as far west as Ingol-head and to the south east it encompassed areas around Fulwood Hall (Preston Golf Course) up until 1935. Today its boundaries are to the west: the west coast railway line, to the north: Barton Brook, to the northwest: the M6 with the old hamlet of Fernyhalgh, to the south west: the M55 and south east: the cricket ground.
- 11.1.3 The current village centre is based around the old toll road crossroad where the coaching inns are. To the south of this area is the Anglican parish church with the school which is to the northern end of the parochial church parish: referred to as Broughton centre. The centre of the village by the crossroads today is mainly garages, pubs, houses and a few specialist shops, dissected by a very busy main road. It is very different from before the 1st world war when there were 2 smithies, a clog and boot maker, a Hanson cab firm and a larger joinery firm run by Richard Hardman. This area is shown below on the 1824 tithe map.



- 11.1.4 Further to the south beyond the M55 the old hamlet of Durton that once held weekly markets is now the focus of the new housing developments that are within the parish boundaries that are part of the NW Preston development and are referred to as Broughton South
- 11.1.5 The parish also includes the farm, Catholic Church and school at Fernyhalgh a hamlet associated with the Ladyewell shrine in the neighbouring Haighton Parish: referred to as Broughton East
- 11.1.6 The parish has a number of working farms mostly mixed cereal for animal feed with one dairy and several sheep herds. The working farms encompass approximately 65% of the parish.
- 11.1.7 The land slopes north to south from the crossroads. The land to the east is undulating's with the related streams producing several valleys to the west and a deeper one to the north to Barton parish.
- 11.1.8 The built environment has a variety of types of property. A large proportion of the properties along B5269 are low density, large, detached, two-storey and generally date from the interwar and post war periods. These properties form a consistent building line, set back from the road with generous private front gardens and driveways for off street parking. Buildings are broadly of a consistent architectural style and tend to be constructed of red brick with pitched slate rooves and chimneys, which are typical of the local vernacular. Architectural detailing is generally simple, with occasional use of brick to highlight edges and door and window surrounds. Many properties have a rendered or pebble dashed finish. Boundaries are generally defined by hedges but also include a mix of stone and brick walls. These ribbon developments have a verdant character due to the mature trees lining the streets with private gardens as shown below on Woodplumpton Lane.



11.1.9 Properties within the historic centre are of a much higher density. Houses are predominately Georgian/Victorian terraces laid around Broughton crossroads. Properties sit at the back of pavements and have a strongly defined building and roofline creating a high degree of unity.



11.1.10 Many of the properties have a rough rendered or pebble dashed finish, currently with the excessive pollution of the A6 requiring regular painting. In addition to the historic core and large properties along A6 there has been a considerable amount of later post war development, including the development off D'Urton Lane and B5269. The largest settlement area in Broughton intersects the B5269 and consists predominately of two storey semi-detached houses and bungalows. Buildings differ in size but the majority are built from brick and have white rendered detailing or plastic fascia boards to the front façade with pitched slate roofs. The building line varies between streets; properties are laid in cul-de sac's and have private front gardens with driveways in the majority of cases, which reduces onstreet parking.

11.1.11 There are no protected views within the area. The grade II* listed St John Baptist Church forms an important local landmark within Broughton and is visible on the raised banks of Blundel Brook. The M55 and M6 motorway

have a strong presence in the south and parts of the eastern areas along the B5269. Mature trees and hedgerows lining the roads create long views through the area. The majority of views within the settlement area are restricted there are instances where the rural countryside is visible, particularly where the settlement edge connects to the open countryside such as along Parkstone Road and Sandy Gate Lane.

- 11.1.12 The Parish Council has taken the opportunity given by Preston City Council to submit a proposal in September 2016 for a schedule/list of the heritage assets (both designated and non-designated) which reflect the setting of those assets the character of the wider village and landscapes in which they are situated. The result of which will not be known until later in 2017.

“Broughton, has a rich cultural and historic heritage it was mentioned in the Domesday book, has several unique claims. The Broughton C of E Primary School is the oldest in the country, being built in 1590. Several battles during the civil war were fought around the area and this was the route of the 1745 Jacobite rebels took both to and from Scotland. A notable resident was Pte James Towers, who received the Victoria Cross in WW1. Broughton has strong connections to past wars and contains two war memorials, one along A6 (Garstang Road) and a second on Fernyhalgh Lane. Broughton was selected as the location of the UK’s first Crossbar exchange, an electronic system introduced in 1964 which substantially increased capacity. The village was chosen due to it’s relatively proximity to the Plessey factory”

The refurbished war memorial on the A6



11.2 Existing Development Plan Policy

11.2.1 National Planning Policy

National Planning Policy Framework (NPPF), 2012: The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise “the desirability of new development making a positive contribution to local character and distinctiveness” and should seek “opportunities to draw on the contribution made by the historic environment to the character of a place”.

Planning Practice Guidance, 2014: Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007Reference ID: 26-007-20140306). It states that “development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of

development” and that the “successful integration of new development with their surrounding context is an important design objective”.

11.2.2. Local Planning Policy

Preston Local Plan 2012-26: Preston’s Local Plan was adopted in 2015. The role of the plan is to identify the scale of development and allocate sites to meet the development needs of Preston and to identify key local issues and provide a set of policies to manage change. Relevant policies to the Broughton area include:

Policy AD1: Rural settlement boundaries

Development within (or in close proximity to) the Existing Residential Area will be permitted provided that it meets set criteria including design, scale and sensitivity of development to the surrounding area.

Policy EN1: Development in the open countryside

Development in the Open Countryside, will be limited to that needed for purposes of agriculture or forestry or other uses appropriate to a rural area including uses which help to diversify the rural economy, the re-use or rehabilitation of existing buildings and infilling within groups of buildings in smaller rural settlements.

Policy EN4: Areas of separation

Areas of Separation are designated between Broughton and the Preston Urban Area. Development will be assessed in terms of its impact upon the “Area of Separation” including any harm to the effectiveness of the gap between settlements and, in particular, the degree to which the development proposed would compromise the function settlements.

Policy MD2: Housing sites

Land is identified at the North West Preston Strategic Location for a residential mixed-use development comprising 5,300 dwellings. The policy incorporates the area east of the M6 within the neighbourhood area. The policy states that the proposals should financially support key infrastructure including schools, play areas, roads and sustainable transport.

Central Lancashire Adopted Core Strategy Local Development Framework

July 2012: The Core Strategy was prepared jointly by Preston City Council, Chorley Council and South Ribble Council and was adopted in July 2012. The purpose of the document is to co-ordinate the development in the area covered by all three councils. Relevant policies to the neighbourhood area include:

Policy 16: Heritage Assets

The policy sets out to protect and seek opportunities to enhance the historic environment, heritage assets and their settings by safeguarding heritage

assets from inappropriate development, supporting development or other initiatives where they protect and enhance the local character, management and historic significance of heritage assets and identifying and adopting a local list of heritage assets

Policy 17: Design of New Buildings

The policy states the design of new buildings will be expected to take account of the character and appearance of the local area.

Policy 18: Green Infrastructure

The policy sets out to manage and improve environmental resources through a Green Infrastructure approach. This will be achieved by protecting and enhancing the natural environment where it already provides economic, social and environmental benefits, investing in and improving the natural environment and securing migration and/or compensatory measures where development would lead to the loss of, or damage to, part of the Green Infrastructure network

Policy 19: Areas of Separation and Major Open Space

The policy aims to protect the identity, local distinctiveness and green infrastructure of certain settlements and neighbourhoods including Broughton by the designation of Areas of Separation and Major Open Space, to ensure that those places at greatest risk of merging are protected and environmental/ open

Policy 21: Landscape Character Areas

The policy states new development will be required to be well integrated into existing settlement patterns, appropriate to the landscape character type and designation within which it is situated and contribute positively to its conservation, enhancement or restoration or the creation of appropriate new features.

11.3 Consultation and objectives

- 11.3.1 The Parish council prepared a historic and building assessment for submission to Preston City Council for local listing. (a copy is available with the additional documents)
11. 3.2 The Heritage and Character Assessment (a copy is available in the additional documents) undertaken by Aecom on behalf of the Parish Council has helped inform the identification of the following key issues:-
1. The quality and function of the village centre as a focus of activity is compromised by the prominence of the busy A6 (Garstang Road.) This is further emphasised at Broughton crossroads as the traffic lanes are narrower than standard and properties abut the back of the very narrow footways restricting movement through the area;

2. The busy A6 (Garstang Road) and Broughton crossroads are dominated by traffic which restricts movement for pedestrians and cyclists east to west;

This will be addressed by the opening of the By-pass in August 2017

3. The quality, consistency and condition of shop fronts through the village centre, is poor in locations such as the unoccupied run down shops along A6

4. Uninspiring and poor quality gateway features at Broughton crossroads and the Broughton roundabout A6/ M55 junction.

This will be addressed by the post bypass improvements funded as part of the Preston City Deal

5. The value by the community of the state and setting of heritage asset of the village of Broughton and the rural characteristics of the surrounding landscape.

6. Heritage assets and their settings, in particular the cluster of listed buildings along Church Lane, which are in close proximity to the under construction Broughton Bypass

7. Mature street trees, some with Tree Preservation Orders (TPO) *See PAP in section 10*

8. Open farmland which creates a green wedge, physically separating Broughton from Preston to the south and Barton to the north *See Policies in section 8*

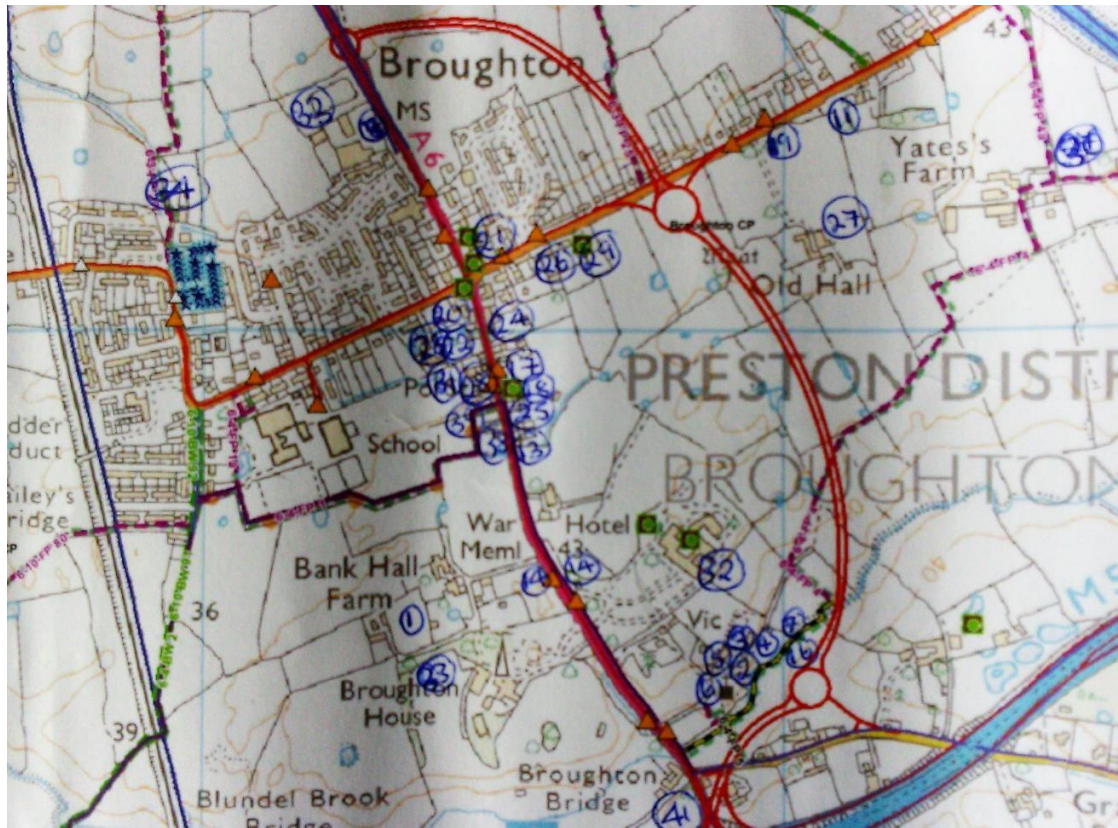
9. Parkland features, such as estate rail fencing that provides reference to Broughton's historic development and The Guild Wheel as a recreational resource which is in close proximity to the housing developments that has been granted planning permission off D'Urton Lane.

See policies in section 8

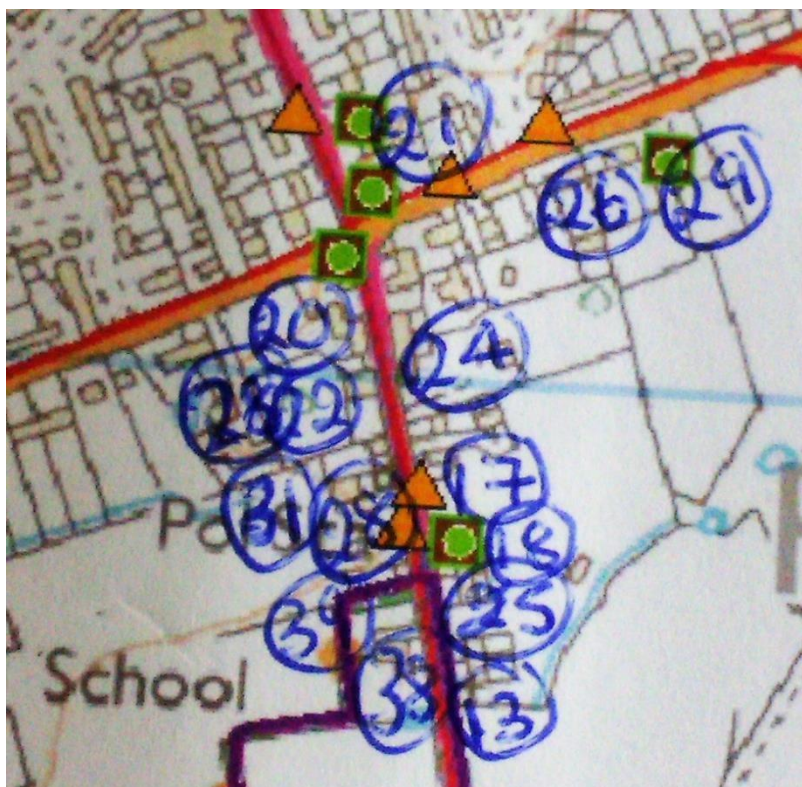
- 11.3.3 Historic England's advice on the need for a Strategic Environmental Screening states that "on the basis of the information available to us, we note the plan appears to propose no site allocations/policies which would have significant environmental effects upon the historic environment and as such we concur that in this regard Strategic Environmental Assessment is **not** required" (see additional evidence)

Broughton Village

Numbers refer to the heritage schedule enclosed at the end of this section



Village centre (enlarged)



Broughton Parish East



- 11.3.4 The Parish Council has consulted with Lancashire Archaeology Service who prior to their closure recommended that we work with the archaeology department of the University of Central Lancashire. Their advice has been sought, the county archives consulted and the university is working with the Parish council on the first identified project of the Pinfold refurbishment. Additional advice was sought from the Lancashire Archaeology Society who are supporting the work on the pinfold/pound.

11.4. Neighbourhood Plan Policy

11.4.1 General Policy

HE The historical environment as identified in the maps 11.3.3 will be subject to the policies EN8 and EN9 in the Preston Local Plan and will be enjoyed, sustained conserved and enhanced through proposals that:

1. Respect the character, appearance, setting and a sense of place that contributes to the historic environment
2. Have consideration to the scale, layout and appearance of the heritage and their settings
3. Proposals for development are accompanied with a detailed site appraisal or survey which identifies the site and its setting
- 4 Work with the community to review, collate and assess the impact of any developments that impact on the historic environment by publishing details of such developments on the website, on the notice boards and meeting with community members living in the relevant areas of the historic environment.

11.4.2 Specific

HE1 NEW DEVELOPMENT in the Parish near or close to the following assets (as shown on the Broughton Parish Heritage Register) should take full account of the historic fabric of the area and preserve or enhance those assets.

A Heritage Statement shall be provided in support of all proposals affecting Listed Buildings and other Heritage Assets and the setting thereof included on this register. Such Heritage Statements should fully assess the impact on the character and setting of the Heritage asset, and include proposed mitigation measures where possible to address that impact.

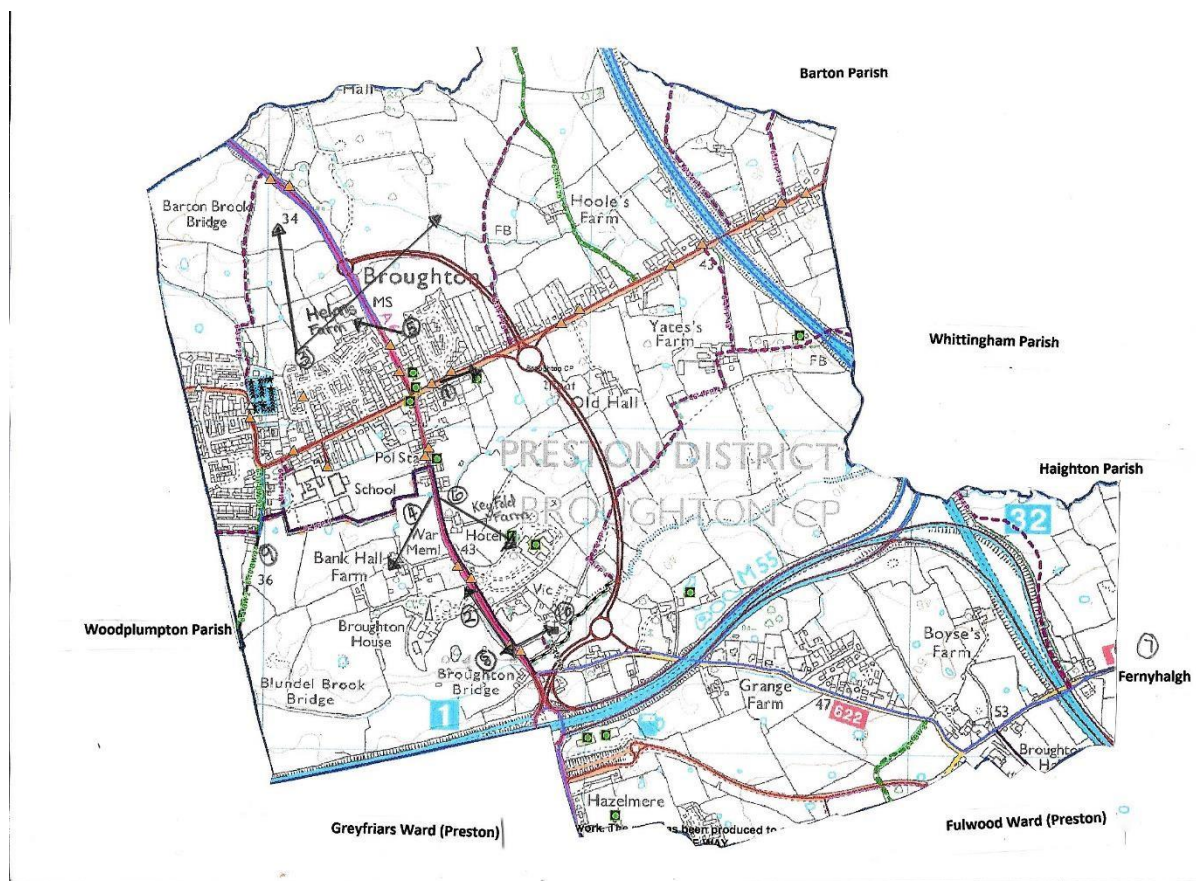
Any adverse impacts (directly or indirectly) of proposed development on local heritage assets will be treated as a significant material consideration in the determination of planning applications.

HE2 Gateway Features

Proposals to create Gateway Features to create a strong sense of arrival when entering Broughton Village on the remodelled A6 will be developed.

11.4.2 Photos and map highlighting some of the significant views which that contribute to the historic settings

Broughton in Amounderness Parish Council Neighbourhood Plan



n.b some vistas are currently part of the construction for the bypass

1. Whittingham Lane looking east



2. Garstang Road looking north



3. Garstang Road north looking towards Barton and the Pennine hills

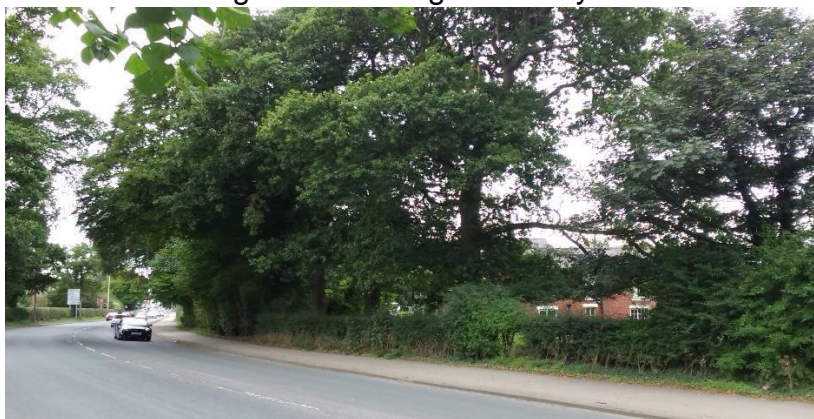


4. Garstang Road looking north
Bank Hall Farm

5. Garstang Road looking south Helms
Farm



6. Garstang Road looking north Keyfold Farm



7 Fernyhalgh Church and presbytery



8 Garstang Road looking south



9. Guild Wheel



10 St John Baptist church



Note - Whilst local listing provides no additional planning controls, the fact that a building or site is on a local list means that its conservation as a heritage asset is an objective of the NPPF and a material consideration when determining the outcome of a planning application (NPPF, paragraph 17). Local heritage listing also demonstrates explicitly that a building makes a positive contribution to the character of a conservation area, and locally listed heritage assets within conservation areas also benefit from the general control over demolition afforded by the Planning (Listed Buildings and Conservation Areas) Act 1990.

11.5 Parish Action Point PAP

11.5.1 Heritage Assets

11.5.1 (a) The Parish Council will work with Preston City Council and Historic England to secure:-

- The local listing of buildings, structures and sites within areas around Broughton Village, Broughton St John Baptist Church hamlet, and Fernyhalgh
- The Listing of Heritage Assets warranting this designation.
- The inclusion of those heritage assets identified under Policy HE1 above on the Local List currently being drawn up Preston City Council
- The potential designation of Assets of Community Value

11.5.1 (b) The parish council will work with the community to:

- Ensure that heritage assets are brought into or kept in a good state of repair. Detailed mapping of all trees within the area, including TPO's
- Detailed architectural study of buildings and vernacular features within the area to better understand their value and contribution to the history of the area with signage to inform the community
- To ensure the continued access for local residents a detailed mapping and review exercise of **PRow's** with the quality of accessibility, management and upkeep of these.
- Consideration for the introduction of new and connecting routes where merited

The Heritage Register is on the next pages, properties highlighted in red are listed", those in green are seen as meriting heritage registration but no "listing", those in blue are suggested for "listing

the king's death, Sir Percy Vincent, the then-Lord Mayor of

To promote and to assist in the establishment throughout the United Kingdom of Great Britain and Northern

Each of the playing fields would:

Link between places and people and number used on map	Property Name	Type of building *	Age of property	Architectural significance: is it still substantially the same as when it was built, is it by a significant architect or style, is it an important part of the setting, is the building method or materials significant	Historic significance: is it associated with famous people, families or events Is its setting of historic importance, does it relate to local social, religious or economic history	Townscape significance: does it have a visual impact in its setting and is it a significant part of the townscape	Is the property occupied
	LISTED						
1	Bank Hall	House	late medieval	A late medieval manor house or farmhouse, later converted into two dwellings, it has a timber-framed core, including a full cruck truss. It is clad in brick which is partly rendered, and has a slate roof. The building has two storeys, and a T-shaped plan, with a front of six bays and a rear wing. The windows are sashes. Inside are a large inglenook and a bressumer	Singleton Family, linked to the catholic martyrs, also built Broughton Tower Associated with the Grace Pedder Locket (in the Harris Museum) and Bonnie Prince Charlie	Part of a complex that was the Bank Hall hamlet	yes
2	St John's Church (church hamlet)	Church	1533	The oldest part of the church is the tower. The rest of the church was rebuilt in 1823 by Robert Roper, and further additions were made in 1905–06 by Austin and Paley. It is in sandstone with slate roofs, and consists of a nave, a north porch, a chancel with an organ chamber to the south, and a west tower. The tower is in three stages with diagonal buttresses, an embattled parapet, and a southwest stair turret. Chancel by Austin & Paley, stained glass chancel scheme by Pwless others by A F Erridge 1952, Jabe Gray 1985. Window of 1999 by Halton Stained Glass. Monument Roger Langton 1719. Brass Edward Wilson 1908			n/a
3	The old school (church hamlet)	school	1843	The school is in sandstone with a slate roof, and is in Jacobean style. It has a single storey with three wide bays, and there is a later wing at the rear. On the front are buttresses and windows, three of which have three stepped lights under gables. To the left is a porch with a Tudor arched doorway, above which is a panel and a crowstepped parapet, and there is a similar porch behind the right bay.	This was built on the site of the 1st grammar school with a deed granted in 1597		n/a
4	Church Cottage The Inn of the Board or Church Inn (church hamlet)	industrial	1810	The cottage has been restored and converted into a museum. It is in rendered brick with a thatched roof. The cottage has two bays, the first bay with 1 ½ storeys, and the second bay with two. At the rear is a lean-to extension. In the first bay is a casement window, and in the second bay are sliding sash windows in both floors	James Tuson innkeeper and school master 1807-1843, at this point Alexander Jackson (who lived at Bridge Cottage) was assistant and took over until 1874.		museum

Be styled 'King George's Field' and to be distinguished by heraldic panels or other appropriate tablet medallion or inscription commemorative of His Late Majesty and of a design approved by the Administrative Council.

		5	Mounting block, by Church Cottage, probably moved from Crow Hall	structure	18th C	The mounting block is by the entrance to the Church Cottage. It is small and in stone, and consists of two steps			n/a
		6	Stocks by Church gates, moved from D'Urton Green ??	structure	18th C	The stocks are near gateway to the churchyard of St John the Baptist's Church, and were restored in 1902. They consist of two stone slabs, with two wooden beams and metal shackles, and have housing for two occupants. Behind is a stone bench carrying an inscription relating to the restoration			n/a
		7	Sundial in graveyard NE	structure	18th C	The sundial stands to the south of St John the Baptist's Church. It is in stone, and consists of an octagonal vaseshaped pedestal with a moulded square foot and cap. On the top is a brass plate and a gnomon probably 18 th century.			n/a
		8	Milestone, in layby off Garstang Road north of crossroads	structure	mid to late 18th C	The milestone is in stone, and has a triangular plan with convex sides and a rounded top. The sides have panels with the distances in miles to Garstang and to Preston		The only one left in the parish	n/a
257, 240 and see map 6		9	St Mary's church & Presbytery, Fernyhalgh lane	church & house	1792-94	A Roman Catholic church in brick with a sandstone plinth and quoins and a slate roof. It has a cruciform plan with five bays and two-bay transepts. At the west end is a bellcote and a semi-circular Tuscan porch. The presbytery attached to the east of the church has two bays and two storeys, and a two-story canted bay window	Associated with several martyrs including Charles Charnley, James Jarrod & James Swarbrick. The graveyard has a stone monument for James Finch the last English carthusian monk	Part of a complex of buildings that relate to the Catholic shrine at Ladyewell, a site of pilgrimage dating from at least the 14C	yes
259 and see map 6		10	Ladyewell RC school, as above	school	1836	The school has later been used as a nursery. It is in sandstone with a slate roof, and has an H-shaped plan. The building is symmetrical with a three-bay central block and single-storey gabled cross wings with tablets in the tympani. At the top of the main block is a moulded cornice and a parapet with a pediment containing the date in Roman numerals. The central doorway has a moulded architrave and a cornice	In 1840 James Crook & Richard Gillow Clerks to the Trustees and James Crook lived at the farm behind the school.	Part of a complex of buildings that relate to the Catholic shrine at Ladyewell, a site of pilgrimage dating from at least the 14C	n/a

	11	Stone house, Whittingham lane	house	1911	R.Mangnall-Blum. Mullioned and transomed windows, low slate roof and relaxed feel. 17th C staircase reused from a building in Preston has barley twist balustrades and paneled newels. In sandstone with stone-slate roofs. It has two storeys, and an L-shaped plan, with a threebay main range facing south and a long rear east wing. The windows are mullioned, and some also contain transoms. The outer bays of the main range are gabled, and the upper floor of the centre set-back bay is timberframed with an oriel window and a balcony. Some of the interior furniture, dating from about 1700, was moved from the Castle Inn in Preston.	Cedric Houghton donated his ceramic collection to the Harris museum, this house was built by his son Arthur Houghton. He was a solicitor like his father. Her served in WW1 and won the MC. He loved music and had an organ installed in the hallway to the house.		yes
272	12	Daniels Farmhouse, D'Upton Lane/Midgery Lane	House	mid to late 17th C	A sandstone house with quoins and a roof of blue slate. It has two storeys and T-shaped plan with a main range and a later rear wing. The windows are mullioned. Inside is a large inglenook and a bressumer			yes
1624	13	Pinfold, Garstang Road	structure	18th C	Broughton Pinfold is seen on maps as early as the 17 th century as well as Pinfold Cottage which is thought to be where the "Pound keeper" lived. The Pinfold is grade 2 listed and has sandstone with walls about 1.5 metres (4 ft 11 in) high. These form a rectangular enclosure about 10 metres (33 ft) long and 8 metres (26 ft) high. The walls have rounded coping, and there is a gate with a lintel at the northwest		Part of the village scape leading to the main section of character houses	n/a
		WAR MEMORIALS						
	14	Broughton war memorials, Garstang Road	structure	1921 & 1947	Made up of 2 separate memorials either side (west & east) of the Garstang Road to the south of the village crossroads. The west side consists of a granite and sandstone wheel cross and a sandstone altar. The later erected for WW2 along with the bench on the east side of the road. The fallen of WW1 are named on the plinth of the cross and WW2 on either side of the sandstone altar. The area is raised and surrounded on 3 sides has railings.		the start of the village scape as it leads up the hill to the crossroads	n/a
	15	Fernyhalgh war memorial, Fernyhalgh Lane	structure	1919 & 1947	A simple freestanding roadside latin cross on a black and white marble floor. Those lost on both wars are named on the cross. It is surrounded by a low chain rail.			n/a
		Heritage, need listing, part of the village scape						
	16	Church Cross, Church Lane off Garstang Road	structure	1715	Made of millstone grit, moved to the graveyard in 1818 Supports the listed sundial			n/a
	17	Broughton Old hall gate posts, D'Upton Lane	structure	17th C	the posts have been painted black and white			n/a

107e	18	Toll bar post, entrance to Park House	structure	18th C	the post has the raised stone point for the wooden barrier to sit on and the metal fittings where the chains were attached to secure the barrier at night		Part of the village scape, linked to the toll bar cottage 50 yds to the north	n/a
	19	Daniels Cross base Stone, Whittingham Lane	structure	17th C	the Rev Jackson in his book about Broughton relates that this was found in a pit when Stone House was being built near by however the early maps as far back as 1796 show this stone as being at the side entrance to Broughton Old Hall.	Associated with the religious Catholic Daniel family of Durton & Broughton		n/a

A large unobstentatious arts and craft inspired house by

848	20	Golden (Blue) Ball Coaching Inn, (Gate of Bengal)Garstang Road/Woodplumpton Lane	Public house	1807	Original coaching house with extensive stabling now incorporated into main building. The premises were both hostelry and farm house with a smithy and stabling. The current car park shows the size of the turning circle for a laden stage coach.	Bell related to a family called Ball who lived here. The site of the Broughton Catholic Charitable Trust meetings, see plaque on building. Associated with the Parkinson & Philipson families.	Part of the village scape at the cross roads linking the old toll road the pinfold/toll bar cottage	no	
130	21	Shuttleworth Arms Inn, (Broughton Inn), Garstang Road/ Whittingham Lane	Public house	1798	Original coaching house with extensive stabling. Internally there is evidence in the upper rooms of wooden beams from old Ships	Shuttleworths were the lords of the manor of Barton.	Part of the village scape at the cross roads linking the old toll road the pinfold/toll bar cottage	yes	
182 920A	22	Arkwright Cottages	Houses		records show them on the 1840 tithe map and on the 1780 map	3 cottages lower than the current roadside protected by rails. Built by William Arkwright who's family also built the cottages opposite in the early 1870's. There are records of a Brickmaker called Thomas Arkwright on the voters roll of 1832.. They housed the apprentices from the smithy in the 1841 tithe	The compton census of 1676 lists 3 families of Arkwrights residing in Broughton Thomas, William & John with their wives and children	yes	
964	23	Broughton House, Garstang Road	house	1825	Built by J W R Wilson (solicitor) on the site of New Bank Hall , with a bowling green and pleasure garden, which were used by local people until he donated land and buildings on Goosnagh Lane (now Whittingham Lane) to the Broughton club.	This was the property of the Wilson family: they were local solicitors and officers of the Duchy of Lancaster. Richard Wilson was one fo the 1st parish councillors, he built this house, the club and gave the land for the 1st war memorialin.	Part of the village scape	yes	
1072	24	Turnpike Cottage (Tollbar), Garstang Road	house		1st reference to a building 1732, used form 1751-1841 as the toll house.	The original cottage which is sideways into the road was added to in 1841 and original turnpike house (situated where the smithy was opposite)was sold, this no longer exists. The current building consists of the original cottage with a wing at the back, fronting ont the road. The small window on the cottage was referred to as the" fee hole". The cottage ussed to have a wooden plaque on the internal wall with the prices ona and a smllaler one on theoutside gable end. The building projecting into the road it is currently empty and has been left in a sorry	The turnpike was erected together with one at Cloughton in the 1560's when Parishes became responsilbe for road for packhorses The records for 1751 set the trust for this stretch of the road from Broughton to Catterall. It staes that 2 gates are to erected and that a toll house be built a each gate	A key buiding in the village scape as it links the crossroads coaching inns and is the reason for the narrowarea of the village high street	no
896A	25	Pinfold Cottage, Garstang Road	house	1760	The Cottage is shown on earliest maps of the village and is mentioned in a marriage at the church in 1728. The exposed bricks are hand made and the pattern of laying would date it to the mid 17C. However it could have been built earlier and the lather later replaced. The propert is currently empty and has been partly renovated	The Cottage was the home of the keeper of the Pinfold, at this point a road originlnly ran to Broughton Old Hall, the Moat, Yates farm then then to Broughton Row	Another key buiding in the village scape as it links the crossroads coaching inn and the toll bar cottage to a practical problem on the toll road	no	
957 956 935	26	Broughton Farm, Bell ford Cottage, Wards Cottages, Goosnagh Lane/ Whittingham lane	houses	1824	This run of 3 cottages dated 1824, a further cottage "Bellford" dated 1856 and an additional cottage attributed to being for army pensioners.	The name Virgins Square has been attributed to this group of cottages, however according to the tithe and ther documents the farmhouse was originally called "The	part of the village scape linking the crossroads east to the village centre	yes	
980	27	Broughton Old Hall farm, Whittingham Lane	house	1700	The complex was sympathetically renovated and the barns converted to house in the mid 1990's	The maps and documents show this as the site of the origianl Broughton Hall. The Hall is mentioned in documents in 1386 as being a "small tower type structure", earky references confuse it with Broughton Tower		yes	
	28	Broughton Police Station, Garstang Road	business	1923	A substancial late edwardian police house and station, the accrington red brick and the bay windows symetrically set enhance the prescence of authority within the village scape. This replace the earlier building on Whittingham Lane.	Moses Barlow, 1835 Broughton Police constable who arrested a group of Chartists meeting at a house in Woodplumpton Lane (now demolished)	part of the village scape	yes	

Reportedly originally called the Blue Ball or

		Broughton & District club, Whittingham Lane	community	The club was established in 1891, however there was the old police station on this site which may have been incorporated into this building. The "donkey shed" predates the main building and could have been the village lock up.	The original hall was replaced with a red brick built hall in 1889 with gables, extended to include accomadation in 1897. this was extended and refurbished in 1920. In 1922 the purchase of an ex-army hut form Kinmel Bay army camp to be used as a hall.	Originally called the "Broughton Reading Room and Club" a gift of the village by the Wilson family in 1889 and then enlarged in 1897. the club as proposed as a "Cub, Reading room and bowling club" on Goosnagh Lane (now Whittingham Lane) Broughton at the inaugural meeting held at the School room of St.Johns church on 21/03/1890. The Wilson family was prepared to "Let" the building on condition that the committee paid 1 shillings a year, the cottage and garden were let at a "fair" rent and that the club was "non-sectarian and non-political and at for present there was no intoxicating liquer to be sold at the	part of the village scape linking the crossorads east to the village centre and a adding rural heritage	yes
		Broughton Row, down lane to Italian Orchard	houses	The track from the toll road linked the Broughton Hall , "moat", old hall, yates farm to the cottages near to the Italian Orchard. There are records from 1629 relating to the old hall and to properties on these sites.	The ancient part of the parish was the original Whittingham lane before the 16C coming across from the pPnfold cottage on the A6/Garstang road, similar in age to the Bank Hall complex, the current Whittingham lane was named Goosnagh Lane and is recorded on maps from 1760.		a cartway went from pinfold cottage on the A6 past Old hall farm, Yates farm & Bamford farm	n/a
857	31	Barton Mill, Garstang Road	business	There are records as ealry as 1678 for a corn store in the village which may have been linked to the farm and public house complex next	The interior still has the beams, exterior has the upper door for the corn to be hauled from the wagon. Internally there has been very little alteration to the structure with the later extension reached by a stairway.	John A Ley, Miller	Part of the village scape its proximity to the coaching inns	yes
site off 155	32	Broughton Park (Marriott hotel), Garstang Road	business		1890 A classic Edwardina House that has been extended to meet it current usage. It stands in 10 acres of landsaped woodland	Mr J Clarke brought Keyfold Farm and then built Broughton house & grounds in 10 acres of the Farm.WW2 used by the RAF Kathleen Dickson (Yates wine lodges) it was also owned by Mr J Clarke (solicitor)		yes
517	33	Keyfold Farmhouse, Garstang Road	house		1840 A Keyfold farmhouse is shown on the earlist maps. The current Victorian house incorpated aspects of other earlier buidlings		part of the village scape	yes
	34	Dobsons Farm, Sandygate Lane	house		c1835 A small farmhouse complex. There are records of Dobsons in the Compton Census.			yes
	35	Popes Farm, off Woodplumpton Lane	house		1790 This farm house is named after a religious family who lived in Newsham House. The origianl farmhouse is shown on the 1841 Tithe map.			yes
	36	Edgars Farm, off Haighton Lane	house		c1870 A tyypical farm complex			yes
	37	Threlfall Farm, off whittingham Lane	house		c 1840 A typicla famr complex			yes

192 190	38	The Cottage, Garstang Road	house	c 1790	2 Queen Anne Cottages joined together in 1850	Wilson family of solicitors Deputy County Sheriff	Motto over door: Christina Rossetti poem. An integral part of the village scape	yes
	39	Rose Cottage, Garstang Road	house	1866	This cottage is unusual as it does not have its front door onto the road, it has it side to the road. The land where the house was built is according to the 1840 Tithe map at the side of the Toll Bar.	Col. W.S.Bowes DSO, who dedicated the 1st WW memorial, he was in the Boar war with the LNL		yes

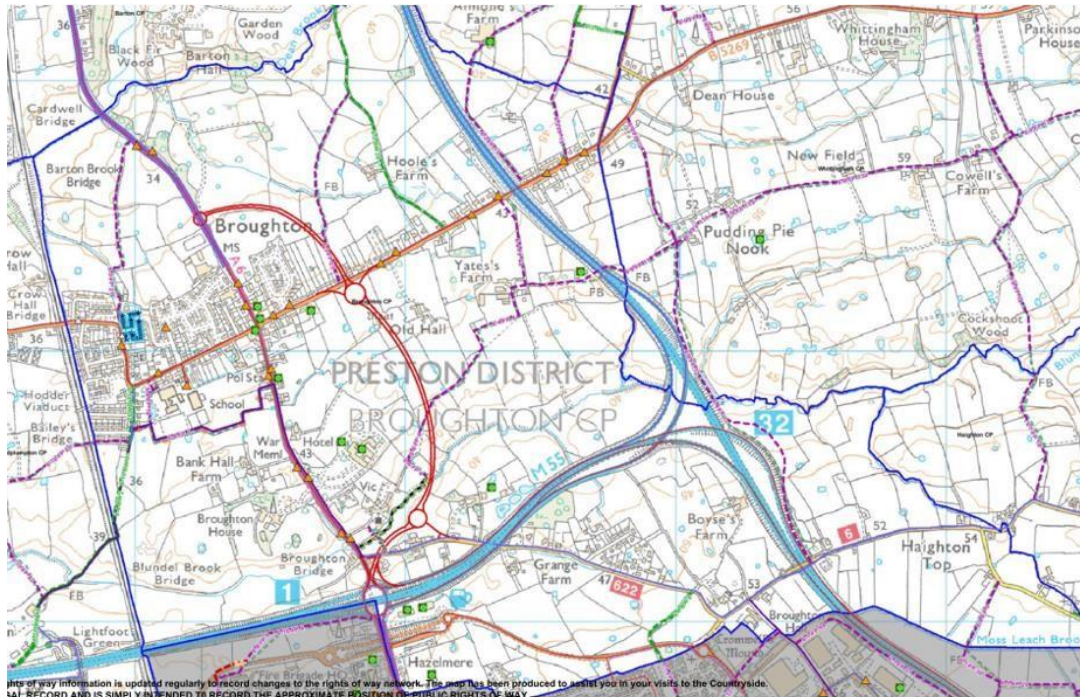
	40	Vista across the valley north of Broughton crossroads including Cardwell Bridge, Garstang Road north of crossroads	structure	1869	Stone Brig Brow the old name for this stretch of road from the horse trough at Barton Ridge to the site of the ford now Cardwell Bridge. The name relates to the Jacobites who marched this way to Preston and camped on the Brow.	Site of old pack road north to Lancaster/Carlisle. Evidence of strip system in fields. Site of Barton Hall (now vet centre) home of Booths & during WW2 site of signals base for RAF. a o b o o t e s a c	The rise up to Barton was originally very steep. A boiler being taken up the hill fell off the waggon and crushed 3 horses. Following this incident in 1869 the Cross sisters donated money for the bridge and road improvements.	yes
	41	Bridge Cottage (church hamlet)	house	1802	A brick built house visible on the tithe map, where it is recorded that it was owned by the "church & school".	Cumbria He was a surveyor and civil engineer lodged whilst he was employed by the Turnpike Trust. He liked the village so much he stayed here all the rest of his life and died in the Wards Cottages on Whittingham Lane		yes
	42	Blundel Bridge, Garstang Road, north of the cross roads	structure	1892/1924	Built by William Thornborrow who worked for Thomas Telford	see above		n/a
	43	Broughton Church Graveyard, old section	structure	1733 recorded as planting trees and erecting a sundial		There are 11 CWG's in this churchyard. The memorial to the Steinbank brothers and others a full list is on the Preston Remembers website. There are also gravestones for the local Blakchurst family of solicitors and Veterinarians.	Up until the late 15C the A6/Garstang Road crossed the Blundel Brook at a ford by the church. The road was where the old and new graveyards met.	n/a
	44	The Old Post office	house	1931	Built in 1930 to replace the old post office at Ivy Cottage this exchange had 700 lines and employed 3 operators. This was one of the 1st purpose built telephone exchanges in the country			yes
	45	Telephone exchange, Garstang Road	office	1964	Broughton exchange H type building 1964, typical of the "utilitarian" architecture of the time. The "communications museum" website states that the current exchange building, which was extended at the front in the 1980s, was built for a field trial of Plessey's new 5005A crossbar exchange replacing Broughton's manual exchange. The village was chosen due to its relative proximity to the Plessey factory and research centre at Edge Lane Liverpool.		On November 23rd 1964 a new telephone exchange was brought into service at Broughton near Preston. This was the 1st purpose built Plessey 5005A exchanged in the UK.	yes

		King George V Playing 47 fields gate posts	structure	1937	<p>In 1936, after the king's death, Sir Percy Vincent, the then-Lord Mayor of London, formed a committee to determine a memorial that was not solely based on the idea of a statue. They decided on setting up the King George's Fields Foundation to carry the late king's name with the aim to The playing fields are distinguished by heraldic panels promote and assist the establishment of which were all of a similar approved design. In this case playing fields for the use and enjoyment of 2 heraldic beasts figures facing each other. local people</p>	<p>Locally funds were raised and added to by the Trust who in 1965 passed the deeds to the Playing Fields Trust and Local Authorities.</p>	n/a
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12 ACCESS AND INFRASTRUCTURE

12.1 Introduction

- 12.1.1 Broughton is ideally located for access to the North Lancashire motorway network, being on a principal road, one mile north of the M6 junction 32/M55 Junction 1 interchange.



- 12.1.2 The village is currently bisected east-west by the A6 Garstang Road, and north-south by the B5269 Woodplumpton/Whittingham Lane. The junction of these two roads, has for many years, seen some of the worst traffic congestion in Lancashire, blighting the local environment and creating serious air quality problems.
- 12.1.3 A bypass, sited to the east of the village is currently under construction. Completion is scheduled for August 2017. The bypass will become the principal road, taking the 'A6' classification from Garstang Road.
- 12.1.4 Post-bypass works are programmed for the village. Garstang Road, and parts of B5269 Woodplumpton/Whittingham Lane will be transformed with remodeled narrowed carriageways designed to slow traffic speeds (accommodating a segregated cycle lane on Garstang Road as part of the Guild Wheel - currently shared pedestrian/cyclist footway) and the removal of the traffic signals at the crossroads.
- 12.1.5 Transport modelling predicts that traffic on Garstang Road will reduce by 90%. The B5269 Woodplumpton/Whittingham Lane traffic flows will remain broadly similar.

- 12.1.6 Lancashire County Council (LCC), the Highway Authority (HA), have worked with the Parish Council and local populace to formulate plans which are acceptable to the large majority. Funding for the local network improvements has been made available by LCC.
- 12.1.7 Broughton is served by 3 buses all running along Garstang Road.; the 4C Stagecoach Service which runs Monday to Saturday during the daytime, connects Broughton with Preston City Centre and the Ribble Valley hinterland. Stagecoach services 40 and 41 connect Preston City Centre with Morecambe and Lancaster, daily.

12.2 Development Plan Policies and Proposals

CS Policy 2 Infrastructure

CS Policy 3 Travel

PLP IN2 Broughton Bypass

PLP IN3 Park and Ride Sites

PLP ST1 Parking Standards

PLP ST3 General Transport Considerations

12.3 Consultation Issues, Objectives and Vision

- 12.3.1 The Neighbourhood Plan (NP) community feedback from consultations has highlighted concern within the village for the following highway related, access and infrastructure issues, in no specific order:
- a) Safety of Cyclists and their use of the footways
 - b) Heavy Goods Vehicles in the village, specifically noise and pollution.
 - c) Rural footpaths - condition.
 - d) Preservation of the Guild Wheel (GW). The GW is a shared use facility for pedestrians and cyclists; a continuous route circling Preston City, opened in 2012 after 20 years of planning and negotiation. It is a hugely popular, predominantly leisure route which provides recreational and health benefits.
 - e) Traffic noise and pollution.
 - f) Increased traffic on the local network due to ongoing housing developments.

- g) Traffic Speed particularly on the B5269 through the crossroads that will no longer be signal controlled.
- h) Bus services - concern about the adequacy of services on Woodplumpton Lane particularly for the elderly without access to private transport and that service levels will be further reduced.
- i) Inadequate parking facilities at school times or for visiting any village facility.
- j) Removal of the traffic lights at Broughton crossroads leading to increased traffic speeds and reduced highway safety (see above).
- k) Improved footways and cycle ways.
- l) Condition of road surface on B5269.
- m) Village signing.
- n) Lighting.
- o) Connectivity between areas in the Parish.
- p) Access for all, including appropriate seating for amenity/resting purposes.

12.3.2 Highway Authority post-bypass planned measures for Garstang Road and Whittingham/Woodplumpton Lane address some of the concerns identified during consultation. These are as described below (the improvements identified are matched to the alphabetical community feedback list in 12.3.1 above, in the order listed above):

- a) A segregated cycleway will be constructed on Garstang Road, reducing the carriageway width for local traffic.
- b) Goods vehicles travelling north - south will use the new bypass unless requiring local access.
- c) The GW route is protected by appropriate planning conditions where it meets with new development.
- d) North-south through traffic is expected to reduce by 90% and the congestion/pollution issues will disappear.

- e) The effects of increased traffic on the network will be mitigated by the traffic calming planned as part of the post-bypass works in the village.
- f) The speed limit through the village will be reduced to 20mph as part of the highway work
- j) The traffic lights at Broughton crossroads are to be removed as part of the traffic calming works, and road priorities will be altered to discourage north-south through traffic. Crossing facilities will be provided on the B5269 at strategic locations.
- k) The footways adjacent to the local network will be widened and re-surfaced as part of the works.
- m) 'Broughton Village' will be signed as a destination from the bypass.
- n) The road and street lighting will be improved as part of the works.



Proposed Village square (artists impression courtesy of City Deal)

12.3.3 The post-bypass works are subject to minor alterations as the process moves forward. The HA keep the Parish Council regularly updated; all information received is shared on the Parish Council website.

12.3.4 These works will deliver transformational benefits to Broughton Village that

need to be safeguarded by careful control over future development particularly in respect of associated traffic generation. However if the neighbourhood plan vision for Broughton 2026 (see highlighted extracts from objectives and vision below) is to be delivered they also need to be supplemented by additional measures as set out in the sections that follow.

OBJECTIVES

DEVELOPMENT To ensure that any new development is of an appropriate, nature, location, scale and design, and in the case of Broughton Village is in keeping with and does not undermine the character, rural setting and environmental quality of the village (including **through the impact of associated vehicular traffic**).

HEALTH & WELL BEING To promote health and wellbeing by **safeguarding and enhancing the Guild Wheel and local footpath network; protecting these routes from any development that would be to the detriment of the enjoyment and benefits they provide, particularly in providing access to and enjoyment of open countryside areas.**

NEW COMMUNITIES To integrate successfully the major new housing developments on the southern and eastern edges of the plan area; **and to further develop and encourage pedestrian and cycle access between these areas, key plan area facilities and the local centre**

VISION

- **Has an attractive, traffic calmed and pedestrian/cyclist friendly public realm**, which, along with the provision of enhanced refreshment opportunities, **has further increased the popularity of the Guild Wheel and local footpath network.**
- Has seen existing local businesses thrive - attracting custom through the quality of their offer and **the improvements in access, parking and environmental quality delivered post bypass**
- Has become a much more strongly identified and cohesive local community. Much improved local services and community facilities, **an attractive trafficcalmed streetscape and wider public realm, and improved public car parking have made the centre of the village an attractive and relaxing destination and meeting place not only for local residents but for a wider catchment drawn by its character and charm.**

12.4 Neighbourhood Plan Policy - General Policy

- AI As well as satisfying the general transport considerations in Preston Local Plan Policy ST2, all development proposals will need to show that they are not likely to result in unnecessary additional vehicular traffic in Broughton Village, undermining the social, economic and environmental benefits from construction of Broughton Bypass.**

12.5 Specific Neighbourhood Plan Policies

- AI 1 HEAVY TRAFFIC Proposals likely to result in heavy traffic passing through Broughton Village, to the detriment of residential amenity and the safety or comfort/enjoyment of pedestrians and cyclists, will not be permitted.**

12.5.1 This will be achieved through the control of development and the implementation of Traffic Regulation Orders.

- AI 2 PARK AND RIDE Proposals to deliver a Park and Ride site from the site indicated on the Local Plan Proposals Map will be supported.**

12.5.2 This facility will reduce reliance on the private car for local residents particularly those that are not served by local bus routes as well as for residents travelling into Preston from further afield..

- AI 3 PUBLIC CAR PARKING Public Car Parking within Broughton Village will be enhanced through:-**

- **Extension of the car park to St Georges Playing Fields and/or**
- **The negotiation of arrangements for shared public use of other existing or proposed private car parking facilities.**

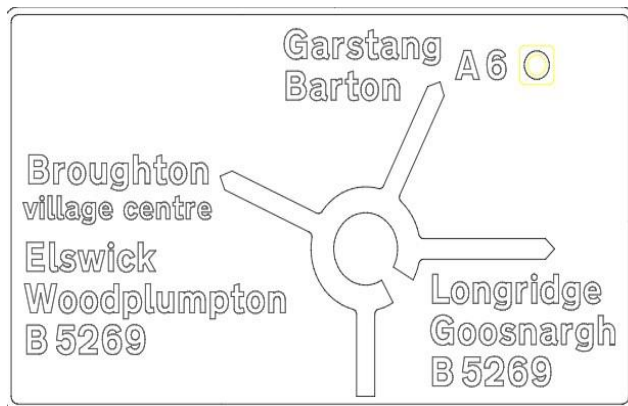
12.5.3 The only public off-street car parking within the village is the small car park in front of the playing fields. This serves users of the park, parents dropping off/picking up from the nursery and from the High School, as well as local service facilities without their own car parking. If the park is to become a better used local facility and nearby shops are to prosper then additional parking spaces will be required. Preliminary investigations suggest this can be achieved without detriment to the character and appearance of the park or the wider area.

12.5.4 There is other private car parking elsewhere within the village that is underused, the prime example being the large car park behind *A Taste of Spice* restaurant.

AI 4 SIGNAGE, AND STREET FURNITURE. Broughton Village Centre will be signed from Broughton Bypass at its junction with the B5269, Whittingham Lane

In addition to this, a full review of signage and street furniture will be undertaken and implemented to include:-

- **Signage for the village centre to advise traffic of facilities and establishments within the village.**
- **Cyclist/Pedestrian fingerposting of local facilities (including from new housing in Broughton Parish South).**
- **Benches, Bins etc.**



12.5.5 The completion of the bypass will remove through traffic from the village potentially depriving existing and future businesses of custom. Signage will help address this problem and together with street furniture (including fingerposts, benches and cycle parking) will also encourage pedestrians and cyclists both local and from the wider area to visit the village and enjoy its charm, rural setting, history and local facilities, free from the congestion and fumes that have for so long blighted the area.

AI 5 GUILD WHEEL - Proposals to further enhance the popularity of this facility and to establish Broughton Village as a refreshment stop on this heavily used cyclist/pedestrian route will be supported. Proposals that

would be to the detriment of the safety, amenity and enjoyment of users potentially reducing the numbers using this facility will not be permitted.

12.5.6 The Guild Wheel cycle/pedestrian route has proved an outstanding success with cyclists (both serious enthusiasts and more occasional recreational riders, of all ages including family groups) and walkers. The section through Broughton from the motorway bridge up to Sandy Gate Lane and across to Garstang Road is one of the most attractive sections of the route offering open countryside views. The highway works to Garstang Road, previously one of the most heavily trafficked sections of the Wheel will create another very attractive part of the route. Together with proposed improvements to St George V Playing Fields the Broughton part of the Wheel should become even more popular with the potential to support refreshment facilities that will also be a valuable facility for local residents.

12.5.7 The increased popularity of the route and such investment is however significantly dependent on this most rural section of the whole 23 mile orbital route maintaining its countryside setting and views in the face of pressures for large scale housing development.

AI 6 PUBLIC RIGHTS OF WAY – The condition of paths and stiles and the adequacy of associated signage will be reviewed and, subject to resources and landowner agreement, any deficiencies addressed

12.5.8 In addition to the Guild Wheel there is a wider network of public footpaths and bridleways, the use and popularity of which is constrained by their poor condition and inadequate signage. If these issues can be addressed there is scope for much increased use of this resource by both local residents and the wider population providing very significant recreational and health benefits.

12.6 Parish Action Points PAP: Access and Infrastructure

12.6.1 The NP, through the work of the Parish Council (PC), in partnership with Lancashire County Council as Highway Authority and Preston City Council will seek to address local need in terms of Access and Infrastructure and will take the following action to address the matters raised in the consultation (see 12.3.1 above)

- Pursue the introduction of a 7.5T Environmental Weight Limit for the B5269 Woodplumpton/Whittingham Lane to remove any unnecessary 'through' Goods Vehicle Traffic.
- Monitor traffic speeds and conditions for the safe movement of all highway users through the non signal- controlled Broughton crossroads and consider any necessary further traffic management measures.
- Pursue the improvement of the Public Rights of Way such that these footpaths provide good linkage between areas of the Parish.
- Endeavour to address local public transport needs particularly of the elderly and maintain the existing level of bus services.
- Work towards increasing the number of off-street car parking spaces available to the public.
- Pursue the introduction of appropriate Parking Regulations on the local network, Garstang Road and Woodplumpton Lane, both of which are adversely affected by parked vehicles, which compromises traffic safety, both vehicular and pedestrian.
- Liaise with the HA on general road maintenance.
- Work towards providing secure, safe and attractive pedestrian linkage between new housing in the south of the Parish and the village centre..
- Consider the provision of additional seating on newly refurbished footways and footpaths, where appropriate, to encourage all users.

13 STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITAT REGULATIONS ASSESSMENT

Based on a screening opinion prepared by Preston City Council, and statutory bodies, Broughton Parish Council has determined that there is no requirement to undertake a Strategic Environmental Assessment (SEA) or a Habitat Regulations Assessment (HRA)

14 MONITORING AND REVIEW

14.1 This neighbourhood plan covers the period 2016 to 2026. Development will take place during this time both in the parish and outside of it and will have an impact on the community as well as on the physical fabric and environment of the area. Changes may also take place in national and local planning policy before the end of the plan period including a review of Preston's Local Plan.

14.2 It is essential to the long term success of the plan that developments are monitored and reviewed against plan objectives and against plan policy. The Parish Council will make arrangements to monitor developments and carry out an annual review.

ADDITIONAL DOCUMENTATION

1. Broughton in Amounderness: basic conditions statement 2017
2. Broughton in Amounderness: consultation statement 2017
3. Aecom Report
4. Evidence base: Red file (see index in consultation statement)
5. Sources & press cuttings: White File
6. Post Bypass Village scapes (courtesy of Lancashire County Council & City Deal)

KEY SOURCES CONSULTED

Documents

National Planning Policy Framework
Central Lancashire Core Strategy
Central Lancashire Highways and Transport Masterplan
Preston City Council Local Plan 2012-2026 (adopted 02/7/15)
North West Preston Masterplan Area
Localism Act 2011 and later amendments
Housing White paper 2017
Environmental Community Plan for Preston 2015-16
Relevant EU legislation
Human Rights Act

Websites <https:rtpi.org.uk/planning-aid>
www.locality.org.uk

Final 02/2017

Broughton in Amounderness Parish Council Neighbourhood Plan

www.ourneighbourhoodplanning.org.uk www.gov.uk/guidance/strategic-environmental <http://www.pas.gov.uk/neighbourhood-planning>
www.gov.uk/.../publications/neighbourhood-planning.

Several other parishes were consulted, their advice and support was welcomed:

- ✓ Thame, Oxfordshire (town)
- ✓ Penwortham, South Ribble (town)
- ✓ Mulbarton, South Norfolk (parish)
- ✓ Cringleford, North Norfolk (parish) this was the closest to our situation that had a plan as it was a parish on the outskirts of Norfolk.

