

**ADOPTED BROUGHTON
NEIGHBOURHOOD
DEVELOPMENT PLAN
2018-2026**



CONSULTATION FOR THE REVIEW 2024-2036

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 prestigious hotels and restaurants to education and health service providers.

The village has grown over the last five years from a population of 1,723 in 2017 to 2,471 by the 2021 census and projected to grow further by 2026 as all the developments with planning permission are completed. The key changes reflected in the 2021 census show that 25% of the population is now under 16 as opposed to 15% in 2011. Over 75% of dwellings are occupied by one family with 78% of these are owner occupied. The “rented” sector is small around 12% made up if 60% privately rented and 40% social rents. The 90 social

rented dwellings include the 26 supported living at Sunningdale and 52 apartments at The Millstones leaving 12 properties all are managed by Gateway Community Living. The Localism Act gave local people more say about how our area should be developed through the preparation of this Neighbourhood Development Plan.

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

The 2018-2026 Broughton Neighbourhood Development Plan was ratified following a referendum by the City Council in December 2018. This is now part of the policies that the City Council use when making decisions on planning applications. This Neighbourhood Development Plan provided the opportunity for us to shape the future of this parish 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.

In 2017 just as the Neighbourhood Development Plan was completed and ready for examination the village bypass named after a local man “James Towers Way” (who won the Victoria Cross in 1918) was opened. This removed the bulk of the traffic from the village centre. This was followed by landscaping and traffic calming of the area and the development of the Toll Bar Cottage Community Meeting rooms and café creating a focal village centre. An area that in 2022 was the focus of the late Queen’s Platinum Jubilee celebrations.

The review is needed as all the sites allocated in the original plan have been used and the Central Lancashire Local Plan is being reviewed. The plan following four “calls for sites” will allocate sites within the parish. The policies needed to be reviewed and were with the help city council planning officers. A design code has been added.

Work on the review of the Central Lancashire Core Strategy started in 2019 but was delayed by the Covid Pandemic. It is now referred to as the Central Lancashire Local Plan and although the required dwelling numbers and site allocations are specific to one of the three partners (Preston, Chorley & South Ribble) the policies are for all the partners. The Parish Council started this review with a view to completing it at the same time as the CLLP but due to the delays the reviewed BNDP will be ready before then.

This Plan reflects the changes in the Village but not all those changes have been without controversy. In 2023 an application for a “place of worship” was passed on appeal after a public enquiry. In 2024 a site within the area of separation for off the Garstang Road was passed on appeal after a public enquiry. The revised policies reflect the lessons learnt at both appeals.

This consultation reflects eighteen months of work and will be a firm base to build on for the next 15 years.

Cllr Pat Hastings Chair BPC

June 2024

The adopted plan set out a number of Objectives, these have been reviewed and updated to reflect the current needs of the Parish, its parishioners, businesses and visitors.

Updated 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, has adequate infrastructure, is of a good design 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. **DEFINED VILLAGE CENTRE** To secure a significantly enhanced range and quality of local services and community facilities within the heart of Broughton Village and creating other focal/meeting points for the local community.
6. **ENVIRONMENT & HERITAGE** To improve 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 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

Neighbourhood Plan Policies

The Policies in the adopted plan have all been reviewed and updated and where gaps have been identified they such as the need for a Design Code for new developments added. Where a new policy has been added this has been highlighted in red.

Section 7 Natural Environment

NE1 Local Green Spaces

The following sites, as defined on Plan 1, are designated as Local Green Spaces. In these areas there is a presumption against any development which is not ancillary to the use of these spaces and reduces their character or openness. Only when very special circumstances can be demonstrated will development be allowed which is contrary to these principles:

- Glebe Field between the Parish Church of St John Baptist and the Vicarage
- Land between Blundell Brook and Broughton Bypass
- Greenspace south of Eastway & west of the Fulwood and Broughton cricket club

NE2 Visual Impact of new development

All new development, including on the edge of the defined settlement of Broughton should have a minimal landscape impact and retain the current green aspect, especially when viewed from approaching routes.

NE3 Drainage

Sustainable Urban Drainage Schemes (SUDS) should be incorporated into where possible:

- For all new development
- Where waterlogging is an obstacle to use of public open spaces or to enjoyment and use of public rights of way
- To provide wildlife areas.

NE4 Local Nature Recovery Strategy

Development that works towards implementation of the Lancashire Local Nature Recovery Strategy is encouraged

NE5 Protection of trees and hedgerows

- Development proposals that result in the loss of or adverse impacts on trees of arboriculture, amenity or historic value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks should demonstrate that the benefits of the development in that location clearly outweigh the loss.
- Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of arboriculture and amenity value and hedgerows.

Section 8 Housing

RES1 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 Neighbourhood Plan Policies set out below.

RES2 Broughton Village – Housing Development Sites as an extension to the defined settlement boundary

- Proposed development within designated Open Countryside will be heavily restricted in accordance with Central Lancashire Core Strategy Policies 1 and 19 and Preston Local Plan Policies EN1 and EN4.

RES3 The 3rd phase of the Wainhomes development off the Garstang Road is designated within this plan for development.



RES4 Broughton Village Housing Mix

Development of more than ten dwellings shall provide a range of housing to meet local needs as identified in the latest objective assessment of local housing needs.

RES4 Types of dwellings

Proposals for new housing must deliver a range of house types and tenures including bungalows, sheltered accommodation, self-build, and shared equity properties. A minimum of 30% affordable housing provision will be sought on all sites providing over ten units coming forward under this policy

RES5 Broughton Parish Housing Design

Development proposals must be of a design quality and beauty that respects the character and distinctive appearance of the area in which it is located, having regard to the Broughton Design Code (Appendix 1).

Emphasis should be given to:

- External factors including boundary treatments, gardens, car parking, landscaping, and bin storage so that new development is both beautiful and functional.
- Layouts which facilitate walking and cycling to local centers and facilities and therefore encourage sustainable, active, and healthy lifestyles.

Section 9. Business, Employment & Enterprise (new title)

BE1 Development for Business and Employment Uses will be permitted:

- On sites allocated for this purpose in the Local Plan(s) OR
- On sites where it can be demonstrated that there is no detrimental impact on residential living conditions, highway safety or local environmental quality because of associated vehicular traffic and there is conformity with other policies in the development plan including this plan.

BE2 Development within the Defined Village Centre

Developments in the village will be encouraged that enhance the existing facilities and have adequate parking.

Section 10 Infrastructure and community facilities (new title)

ICF 1 Wainhomes/Broughton Masterplan with Community Assets

The designated site RES2 will deliver as part of their development, a site for scout hut, a site for a community building, a site for a nursing home, a new park linked to the existing KGV field and PROW 23, allotments & additional land for the Primary school expansion.



ICF2 Public Rights of Way

Development which has a detrimental impact on the safety of users or the landscape setting of the public rights of way network including public footpaths and bridleways will not be supported unless the benefits substantially outweigh the impact proposals which improve these facilities and benefit users will be supported in principle.

Section 11 Built Environment & Heritage

General Policy HE

The heritage assets identified in the Heritage Register in this plan and any subsequent reviews shall be protected in accordance with policies EN8 and EN9 in the Preston Local Plan and national guidance.

Section 12 Traffic & Transport

TT1 Heavy Goods Traffic

Proposals which result in heavy goods traffic passing through the village to the detriment of highway safety, particularly of cyclists and pedestrians, residential amenity, and the quality of the public realm particularly in the center of the village will be resisted.

TT 2 Guild Wheel

Proposals that protect and improve the Guild Wheel cycle and pedestrian route will be supported including facilities for cyclists such as safe and secure cycle parking, and convenient and safe access routes. Proposals that would be to the detriment of the safety, amenity or enjoyment of users will not be permitted.

TT3 Additional off street car parking

Development that provides additional public car parking within Broughton Village through extension of the car park to King George Playing Fields will be supported.

Parish Action Points

The Parish Action Points in the adopted plan have been reviewed quarterly in the Parish Action Plan (PAP) and published on the parish council website.

The revised PAP will be adopted by the Parish Council prior to the revised plan going to the examiner. Where a new point has been added this has been highlighted in red.

Section 7 Natural Environment

PAP 1 TREES The Parish Council will:

- Review the extent of local Tree Preservation Orders and, where appropriate, put forward proposals to the Local Planning Authority for further Orders.
- Agree with Preston City Council a plan for the management and future replacement of ancient street trees and maintenance of hedgerow tree

PAP 2 DRAINAGE

The Parish Council will

- Identify sections of public rights of way the use of which is deterred by poor drainage, and work with landowners to agree and implement solutions to overcome these barriers to their full use and enjoyment by the local community.
- Lobby the County Council and Statutory Undertakers for action where drainage problems are the consequence of damage to public drainage infrastructure
- Ensure that a scheme is progressed to ensure King George V Playing Fields are properly drained and can be enjoyed for sport and informal recreation

PAP 3 FLOODING

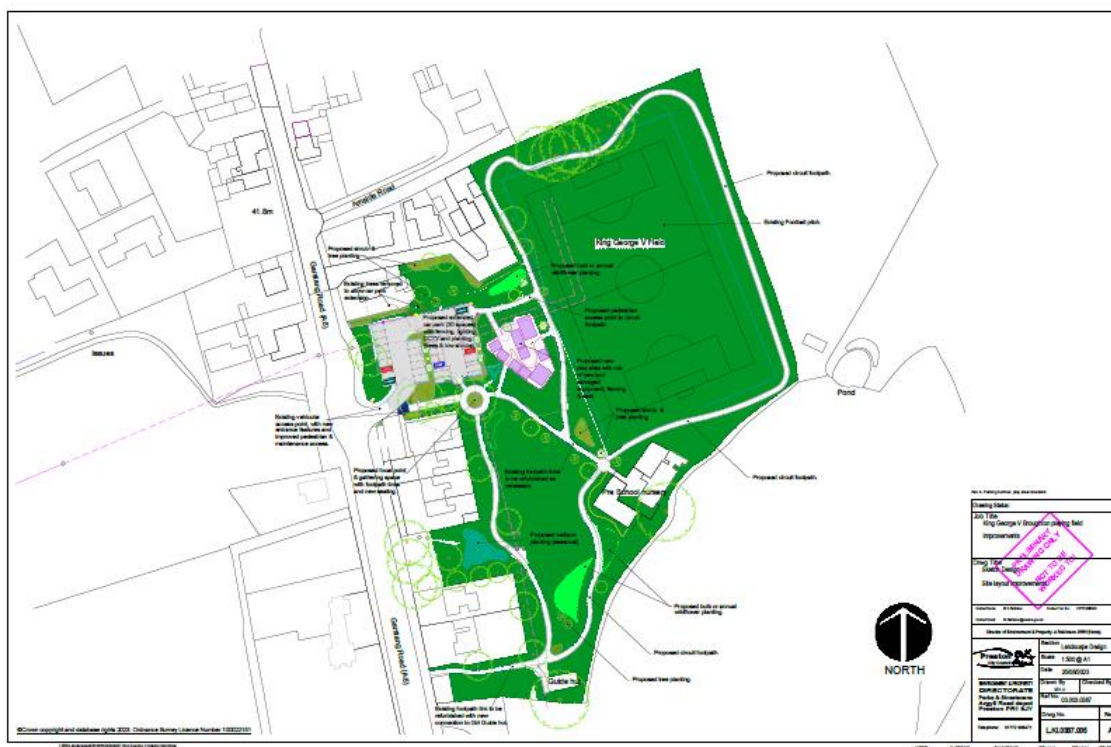
- The Parish council collate and report to LCC highways, United Utilities and developers any areas of flooding in the Village.
- The PC will review all planned developments to make sure they do not exacerbate any of the current issues both in the Parish and in surrounding areas where they impact on the water courses in the Village.

Section 9 Infrastructure and Community Facilities

PAP ICF 1 The Parish Council will work with Post Office counters to reintroduce a service to the village

PAP ICF 2 The Parish Council will continue to work with developers to enable the community to benefit from any potential development

PAP3 A comprehensive package of improvements will be delivered for King Georges Playing Fields. (commencing Summer 2024)



Section 11 Built Environment and heritage

PAP BEH 1 Heritage Assets

(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 including the lime trees on Church Lane planted in 1935 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

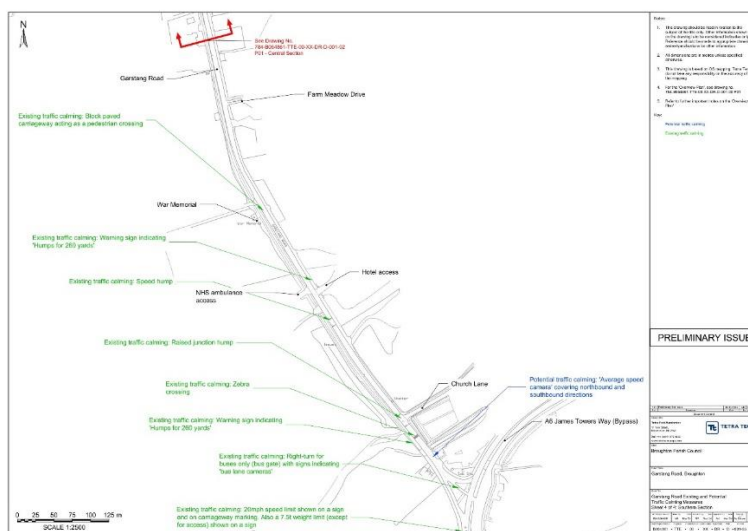
(B) The parish council will work with the community to:

- Manage and update and review the local register of heritage assets to preserve the historic centre of the Village, in conjunction with Preston City Council & Lancashire County Council
- 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 with the quality of accessibility, management and upkeep of these.

Section 12 Traffic & Transport

PAP TT 1 TRAFFIC CALMING MEASURES

Proposals to reduce the speed of traffic through the village crossroads, along the Garstang Road, A6, Whittingham Lane & Woodplumpton Lane to make the roads safer for vehicles and pedestrians will be pursued by the Parish Council



PAP TT2 ON-STREET CAR PARKING

The Parish Council will try to ensure appropriate enforcement measures are implemented by the City, Council and police authorities in accordance with the appropriate Parking Regulations particularly along Garstang Road, Whittingham Lane, Woodplumpton Lane and Eastway.

PAP TT3 PARK AND RIDE

Proposals to deliver a Park and Ride site from the site indicated on the Local Plan Proposals Map have not progressed. The Parish Council will actively investigate alternative uses for this strategic site in consultation with local communities.

PAP TT4 PUBLIC TRANSPORT

Parish Council will identify difficulties and deficiencies in such provision particularly for the elderly and disabled (There are two supported living sites in the Village) and raise these with service providers, the Highway Authority and Preston City Council.

PAP TT5 PUBLIC RIGHTS OF WAY

The Parish Council will continue to regularly review the condition of paths and stiles and the adequacy of associated signage and, subject to resources and landowner agreement, seek to address any deficiencies and make improvements including the provision of benches. It will also pursue the improvement of the Public Rights of Way network such that these footpaths provide good linkage between areas of the Parish.

PAP TT6 Links to Broughton South/East

The Parish Council will work to improve the links between Broughton south/east and Broughton Village by improving the footpath links (Policies: RS2 & ICF1) by working with the planners, developers and City & County Council specifically in this area

Consultation questions

- 1) Are there any comments you wish to make on specific Policies?
- 2) Are there any comments you wish to make on specific Parish Action Points?
- 3) Is there anything that we have missed?

Please use the numbers set out in this document to help us identify the areas we need to review.

Please respond with by email or by writing to Clerk c/o The Parish Office, 476 Garstang Road, Broughton, PR35JB

Once the comments from this consultation are collated and any alterations made the plan goes out for consultation with interested parties (rule16) and then statutory bodies (rule17) before it goes to the examiner.

NOTES