

Website

I suggest that we base the website on the probable format for Neighbourhood Plan submission document

We can then have sub headings to easily slot the various documents under and people can send in stuff with a number to add to a section. Suggest they go to Christina whilst I'm away to check content.

We already have an introduction section

1. **Introduction**

Broughton Parish Council agreed at its meeting on 8th December 2015 to apply to Preston City Council that the area of Broughton Parish (see plan below) be designated a Neighbourhood Area **enabling a Neighbourhood Plan to be prepared by the local community for that area.**

Preston City Council publicised that application for 6 weeks and formally designated the Neighbourhood Area on 17th March 2016.

What is a Neighbourhood Plan?

The Localism Act of 2012 introduced a new approach to planning – localism- aiming to give local people more say about how their area is developed through the preparation by local communities of their own Neighbourhood Plans.

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 neighbourhood plan area specified in the plan”

Such plans are prepared by the local community not by the Local Authority (in this case led by the Parish Council) and are intended to reflect very directly the views of the local community – having to be supported ultimately through a local referendum

Neighbourhood Plans allow residents to have a powerful influence in determining where new homes, shops, offices and community facilities should and should not be built, and what they should look like.

They can bring forward policies and proposals that are at variance with the Council's Local Plan provided that the plan conforms generally to the strategic policies in that plan. An independent examiner of the plan appointed by the Local Authority also has to satisfy him/herself that

- Appropriate regard has been taken to national planning policy (*the National Planning Policy Framework*)
- The plan contributes to achieving sustainable development (*sustainable* is defined in the NPPF as ensuring that better lives for ourselves don't mean worse lives for future generations and *development* is defined as growth)
- The plan is compatible with human rights requirements and EU obligations.

A Neighbourhood Plan that has been supported by referendum becomes part of the statutory development plan and becomes a weighty consideration in decisions on planning applications whether by the City Council or when developers appeal against refusal of planning permission.

The importance that Government attaches to Neighbourhood Plans is reflected in the special arrangements they have introduced for consideration of appeals in areas with a Neighbourhood Plan.

Appeals on significant development proposals that go against the provisions of a Neighbourhood Plan have to be referred for consideration by the Secretary of State.

In areas without a Neighbourhood Plan such appeal decisions can be made by a Planning Inspector without referral to Central Government.

Why prepare a Neighbourhood Plan for Broughton Parish?

The area faces a period of significant change with the bypass of Broughton Village due to be completed in 2017, post completion public realm improvements then to be made to Garstang Road and the crossroads, and hundreds of new homes to be built south of the M55 either side of D'Urton Lane.

These developments offer both opportunities and challenges. The bypass offers an opportunity to realise the potential of the Village's attractive rural setting as a thriving village and vibrant local community.

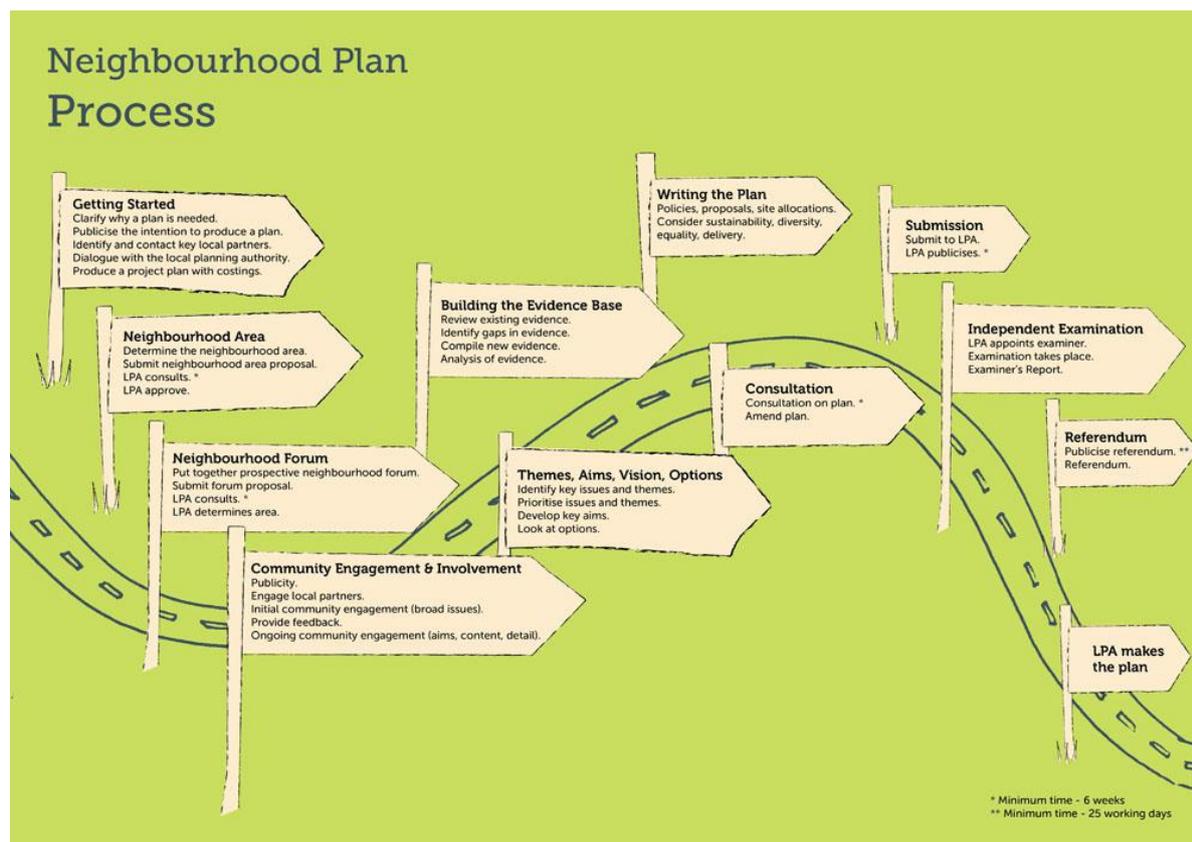
It will free Broughton of the queueing traffic and vehicle noise and fumes that have for too long blighted the heart of the village, prevented development of a successful local centre; and discouraged residents from coming together as a local community.

However, the bypass is also likely to increase pressures for development particularly of housing, that unless properly managed, may undermine the very things about the area that are valued most by the local community.

The Neighbourhood Plan provides the opportunity for the local community to shape the future of the parish, not only what and where development should take place but in terms of investment in and improvement of local facilities.

It also entitles the local community to a greater share in the monies that developers have to pay towards the improvement of local facilities (something called the *Community Infrastructure Levy*) These monies can be put towards proposals put forward by the local community and included in the neighbourhood plan.

What does it involve and how long will it take?



The length of time taken depends on a variety of factors particularly the complexity of the plan and the resources that the local community is able to mobilise in preparing the plan, particularly in getting local residents to set aside time to help with the process of community engagement and evidence gathering.

Experience to date suggests a timescale of between 12 months and 2 years from designation of the neighbourhood plan area (in Broughton's case December 2015) where the local community can be actively engaged in helping with plan production as well as giving their views.

Such a timescale would see the Broughton Neighbourhood Plan made hopefully by Summer next year

2. Outline of consultation,
"These are the ways we have consulted to date here are some examples"

Activity	date
St Johns church group	16/03/16
Community representatives meeting to form steering group	22/03/16
Newsletters	May/August/October
Public meeting & event	23/04/16
Questionnaire	May to August
Business Breakfast	14/06/16
Broughton WI presentation	20/04/16
Coffee stop on Guild Wheel	21/08/16
Business & Community Coffee Morning Broughton Inn	31/08/16

School environmental project	05/10/16
Community consultation morning	10/10/16
Pre-submission community consultation event	29/10/16

3.

Members of the **Neighbourhood Plan Steering Group** have also been busy gathering information on the plan area including current planning policies (the **evidence base** – stage in the process chart); considering this in the context of what local people have told us are matters of particular concern about the future development of the plan area to help identify the issues and objectives that the plan should address..

They have also been meeting regularly with Preston City Council planners to check that the plan is being progressed along the right lines and to discuss how current planning applications in the area might impact on the plan.

“There are a number of areas we have concentrated watch this space as we add information

- 3.1 “Aspirations for business and employment” **tim**
- 3.2 Village community centre/focus/ leisure/retail **linda & nigel**
- 3.3 Housing/urban design/Current and future site allocations **tim**
- 3.4 Transport infrastructure **karen**
- 3.5 Historic environment **beryl & pat**
- 3. 6 Natural environment **beryl & pat**

4.”So how the parish will achieve sustainable development based on the information we have received to date these are what people want”

- 4.1 Vision and aims from the consultations **tim**
- 4.2 Infrastructure and enhancement proposed including use of CIL and precept **pat**

5 “So Have we got it right”

Link to survey

Do you agree with.....

- 1. the issues that need to be addressed YES/NO
- 2. the plan objectives YES/NO
- 3. the preferred housing development option YES/NO
- 4. the wider vision for Broughton 2026 YES/No

If NO to any of the above please let us know what changes you think need to be made:-