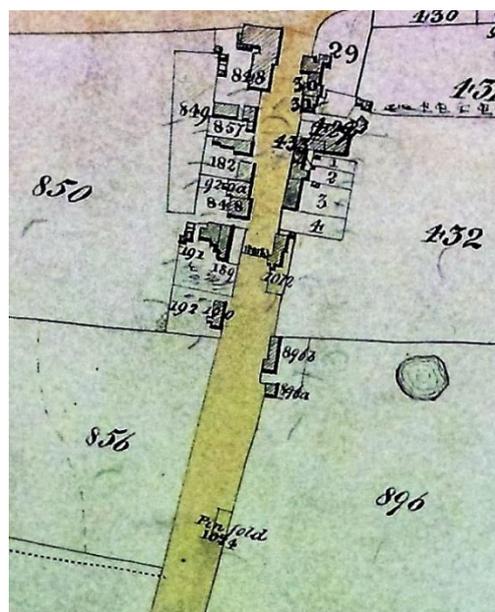


## **11. BUILT ENVIRONMENT & HERITAGE**

### **Introduction**

- 11.1 Broughton (in the Amounderness Hundred) 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
- 11.2 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 the west the west coast railway line, to the north Barton Brook to the north west the M6 with the old hamlet of Fernyhalgh and to the south west the M55 and south east the cricket ground.
- 11.3 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 1<sup>st</sup> 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.



- 11.4 Further to the south beyond the M55 the old hamlet of Durton that once held weekly markets and is now the focus of the new housing developments within the parish boundaries that are part of the NW Preston development are: referred to as Broughton South
- 11.5 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
- 11.6 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.
- 11.7 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.
- 11.8 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 main 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 roofs 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 streets with private gardens



- 11.9 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.



- 11.10 Many of the properties have a rough rendered or pebble dashed finish, currently with the excessive pollution of the A6 requiring regular panting. 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 on-street parking.
- 11.11 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.
- 11.12 The Parish Council has taken the opportunity given by Preston City Council to submit a proposal for local listing of the village centre, the result of which will not be known until next year.

*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 its relatively proximity to the Plessey factory



## **Existing Development Plan Policy**

### **11.13 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”.

## 11.14 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 re-habitation 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.

**Consultation,**

- 11.15 Aecom assisted the Steering group by preparing a Heritage & Character assessment, a copy is available with the consultation documents
- 11.16 The Parish council prepared a historic and building assessment for submission to Preston City Council for local listing, a copy is available with the consultation documents

**Issues, Objectives and Vision**

**11.17 Key Characteristics identified by Aecom**

- Historic core of settlement around Broughton crossroads and along the Busy A6
- Strong rural area dominated by pastoral farming with a quiet and remote character, which generally results in a high degree of tranquillity away from urban areas
- 20th century ribbon development along the historic A6 and B5269 with later post war development making up the largest settlement area of Broughton
- Linear village formed along the A6
- Lowland and undulating landscape with a number of ponds, brooks, streams and ditches

- Fields of varied size and irregular pattern, bounded by hedgerows with hedgerow trees and well-vegetated watercourses
- Enclosure created by mature tree cover focused around residential areas within private gardens, along streets, field boundaries and along Dean Brook and Blundel Brook
- Strong parkland estate character within the rural landscape defined by mature scattered and avenue trees and further emphasised by estate railings
- A number and variety of listed buildings throughout the area many of which are focused along Church Lane
- Houses are generally set back from the street within generous private front and rear gardens with off street parking
- Network of Public Rights of Way providing access across the open farmland; and the visual and audible prominence of the M55 and M6 through the area.

#### **11.18 Identified 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 buildings and their settings, in particular the cluster of listed buildings along Church Lane, which are in close proximity to the under construction Broughton Bypass

*This is being addressed by application for local listing for the village centre and the post bypass improvements*

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*

### **Neighbourhood Plan Policy - General Policy**

**HE The history and heritage of the neighbourhood plan area will be safeguarded and showcased through careful management of the built and natural environment, and initiatives to publicise and celebrate its history including interpretation boards and a heritage trail.**

### **Neighbourhood Plan Policies - 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.**

### **Parish Action Point PAP: Heritage Assets**

11.19 The Parish Council will work with Preston City Council and Historic England to seek to secure:-

- The Local listing of designation of areas around Broughton Crossroads, Broughton St Johns Baptist Church, 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

11.20 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

*[ 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.*

