

# E-news Autumn:2 2017

[www.broughtonparishcouncil.co.uk](http://www.broughtonparishcouncil.co.uk)

This is the 6<sup>th</sup> edition of the **e-news**, printed copies will be delivered to all houses in the Village and are available throughout the village. The content of this e-news reflects the comments received. If you want it delivered to your mail box please send your email address marked e-news to the Parish Clerk on: christinaw06@btinternet.com.

## A Day to Remember

Thursday 5<sup>th</sup> October saw the opening of the long awaited Broughton by-pass. Now named James Towers Way after a local war hero, the new road will put an end to the traffic nightmare for the villagers of Broughton and beyond. There were plenty of spectators to watch the official opening ceremony with Jake Berry; the Northern Powerhouse Minister, cutting the ribbon.

This was followed by a photo-call and then it was all aboard the mini buses for a trip along the 2 km by-pass.

Marcus Hudson, planning manager with LCC, gave a very descriptive narrative of the new road during the tour quoting surprising facts and figures associated with the construction work that had taken place to create the by-pass. In particular, and not forgetting nature, he pointed out 7 new ponds which have been created as wildlife habitats.

It was a memorable occasion which I'm sure will be talked about locally for years to come.



## Dates for your diary

Wreath laying at Fernyhalgh War Memorial @ 11am on Saturday 11<sup>th</sup> November.



Remembrance Day Service at St John Baptist, Broughton Parish on Sunday 12<sup>th</sup> November at 11am.



This will followed by a procession to the Village War Memorial for a short act of remembrance and the laying of wreaths.

## Neighbourhood Plan Progress

The Neighbourhood Plan's report by the Independent Examiner was received on the 9<sup>th</sup> September 2017. He did not recommend that the plan go for referendum without revisions to Policy RES1, he recommended that the Steering Group replace the original criteria based policy for extensions to the settlement boundary with specific housing site allocations supported by evidence. He recommended that the Plan be amended and be subject to a further regulation 16 consultation, then be submitted for a further independent examination.

Preston City Council and Broughton Parish Council have acted on this report and the plan has been amended where recommended. To support the amendments the Parish Council commissioned an independent report by JBA consultants of possible Village development sites with a view to clarifying the Village boundaries and a Strategic Environmental and Habitats regulations assessment as additional evidence for the revised Neighbourhood Plan. This report includes a tool for the Parish Council to use in future to appraise all significant developments using criteria from local, regional and national planning policy.

The updated Neighbourhood Plan now integrates the revised RES1 with the justification for the revisions and a number of other small changes that the independent examiner recommended. The October 2017 version, the updated Basic Conditions Statement and the additional reports are available on the website and in hard copy on request to the clerk. This version dated October 2017 was agreed by the Steering Group and endorsed by the Parish Council on the 24<sup>th</sup> October and will be published by the City Council for a further period of consultation.

This consultation will run until early December after which this version will go to the Independent examiner with the commissioned reports and updated Basic Standards Statement.

Hopefully examination of this will not be a long process as the independent examiner has been kept informed by Preston City Council of progress on this additional work.

As result of the work commissioned by the Parish Council certain sites are now included in the Neighbourhood Plan as **Allocated sites**. These sites and others around the Village Centre have been assessed using the Matrix produced by the consultants for appraising planning applications

The Plans Aims and Objectives have not been changed, the key changes are in the revised RES1 policy which in the Neighbourhood Plan is part of section 8.5 Area Specific Neighbourhood Plan Housing Policies

## Dates for your diary (continued)



Saturday 26<sup>th</sup> November 10am to 3pm, Concert Hall Broughton Club, Whittingham Lane

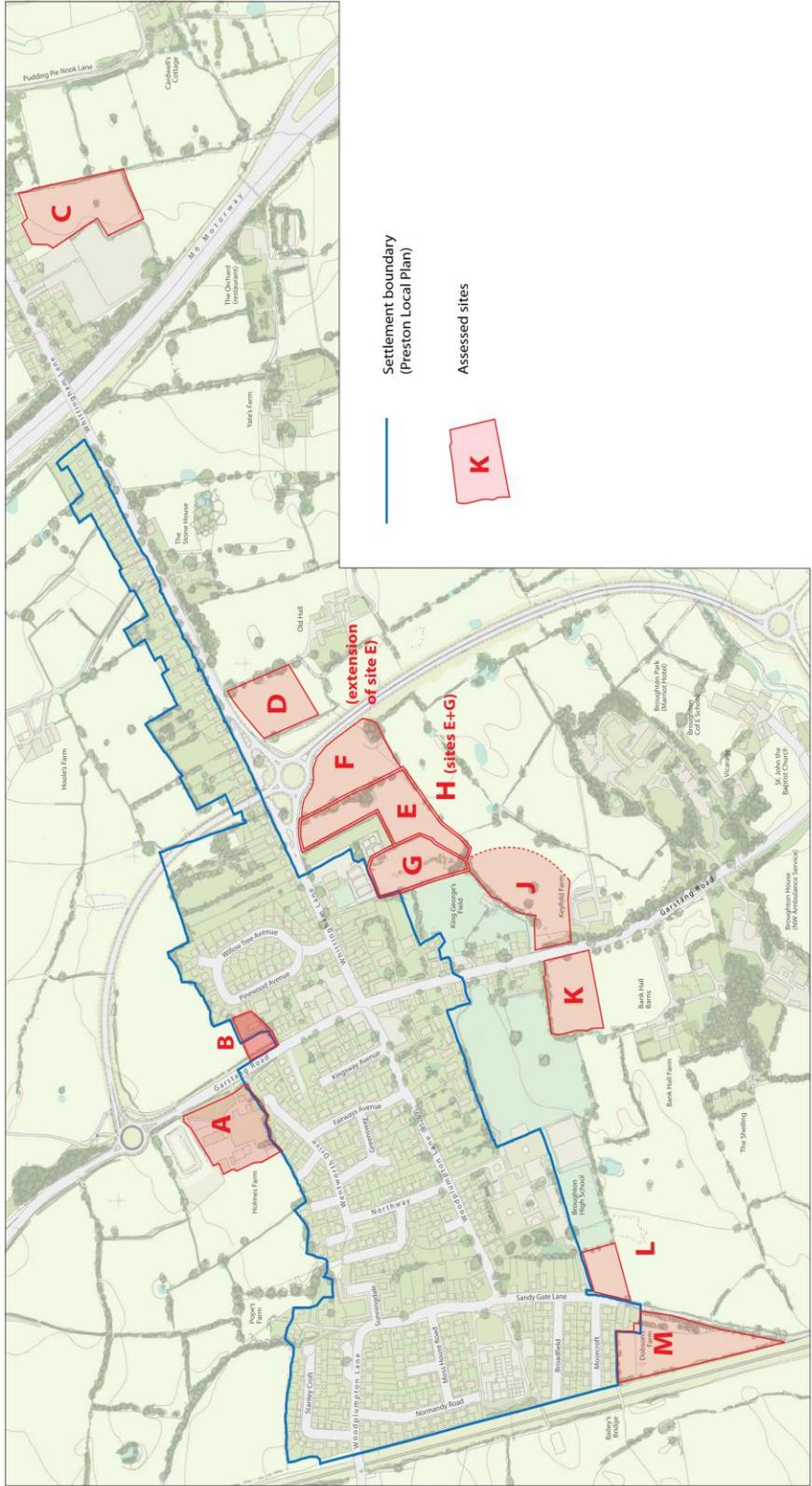


Thursday 30<sup>th</sup> November @6.30 Christmas lights switch on and Carols from the church choir followed by mince pies and brews at Broughton Club on Whittingham Lane

**Mystery photo in e-news edition 5 was of Broughton in Furness in Cumbria.**



**Is this Broughton?**



**Broughton-in-Amounderness Neighbourhood Plan  
Proposed Housing Sites: Landscape and Visual Appraisal  
Project 2017/56175  
Figure 2:  
Settlement boundary**

Reproduced from OS 1:10,000 scale colour vector mapping.  
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## Sites Listed

- A** Helms Farm
- B** No. 522 Garstang Road
- C** Land south of Whittingham Lane
- D** Land north of Old Hall Farm
- E** Land to rear of Broughton Club
- F** Land to rear of Broughton Social Club (extended site)
- G** Former football pitch
- H** Former football pitch and land to rear of Broughton Club
- J** Keyfold Farm
- K** Field W of Garstang Road
- L** Sandy Gate Lane
- M** Land south of Dobson's Farm

As a result of the review of these changes have been made to the Area Specific Neighbourhood Plan Housing Policy RES1.

### ***“RES1 Broughton Village – Housing Development Sites as an extension to the defined settlement boundary***

*Small-scale housing developments will be permitted on the following sites, as a rounding off of the village form, within an extended village settlement boundary, as shown on Plan \**

1. *522 Garstang Road - field to front of bungalow – 0.3 has*
2. *Disused former football field to east of Park House and King George V Playing Fields and to south and east of Broughton District Sports and Social Club - 1.45 has*
3. *Land to east and South of Broughton District Sports and Social Club- 0.75 has*

*Other 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.**”*

Revised Policy as set out in the October 2017 Neighbourhood Plan.

### **Key Points from the commissioned reports**

- The Parish Action Plan has been amended to encompass some points that were previously draft policies
- The criteria used to evaluate the various sites around the Village can be used by the parish council to look at any new developments applied for
- The report supports the stance of the Parish and City Councils & Central Lancashire Core Strategy on the Area of Separation
- The reports emphasises the rural settings of the Village and the importance of cherishing our heritage assets.

### **Planning Appeals**

The joint Appeal for housing development at Keyfold Farm and off Sandygate Lane will commence at 10am on 6<sup>th</sup> February 2018 at Preston Town Hall. They are expected to run for up to 6 days. The presiding Inspector will be Keith Manning Bsc (hons) BIP MRIP. The Parish Council has objected and asked to speak at the appeal.