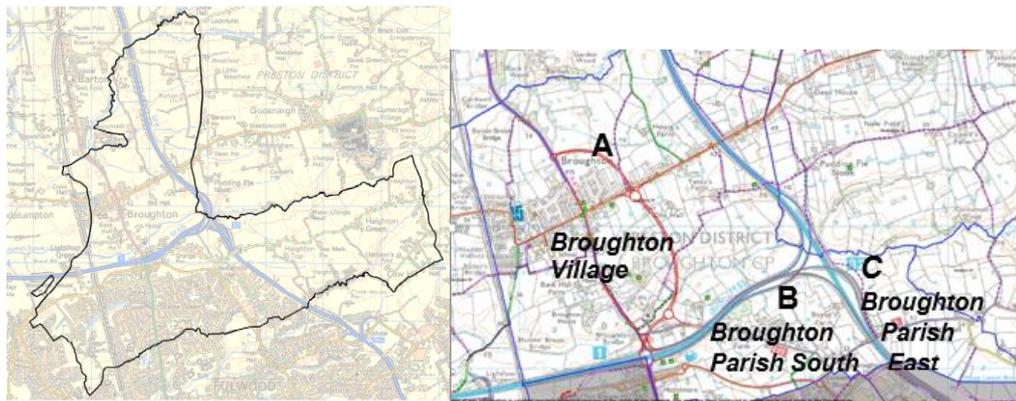


10. COMMUNITY FACILITIES AND ACTIVITY

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 non-denominational 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 GEORGES PLAYING FIELDS A comprehensive package of improvements will be developed and implemented for St Georges Playing Fields.

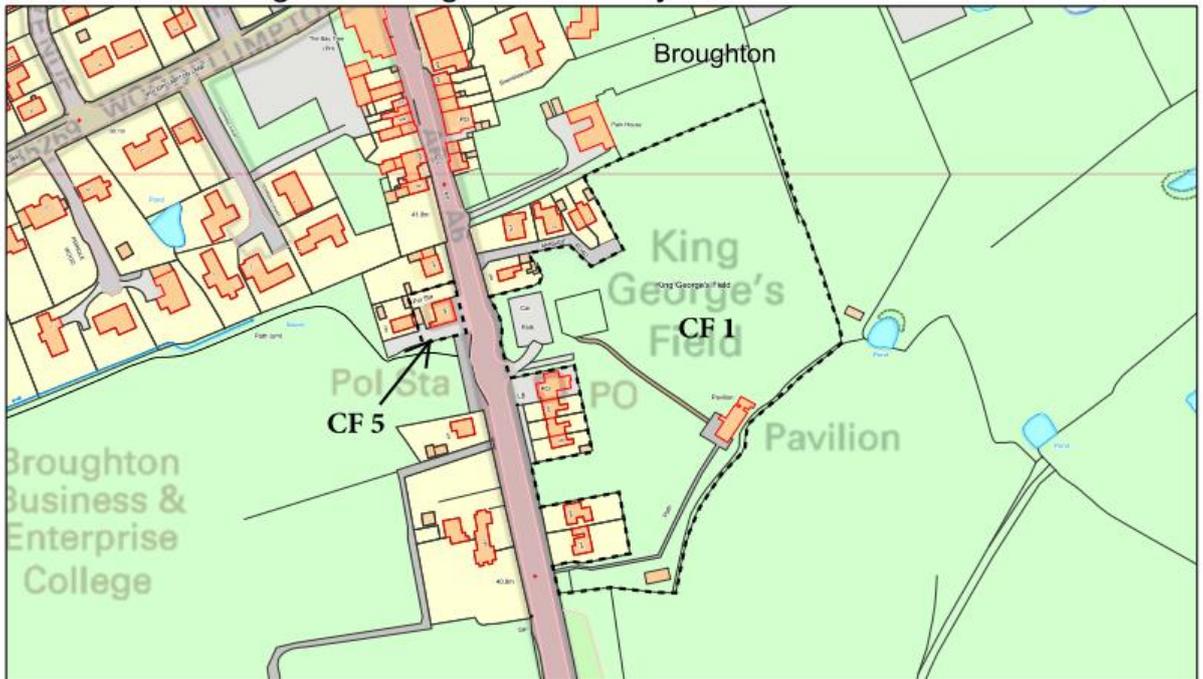
These may include

- **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, 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 non-denominational 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, 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 Haighton, then this would be supported. Either location 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 VILLAGE HALL A centrally located 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.



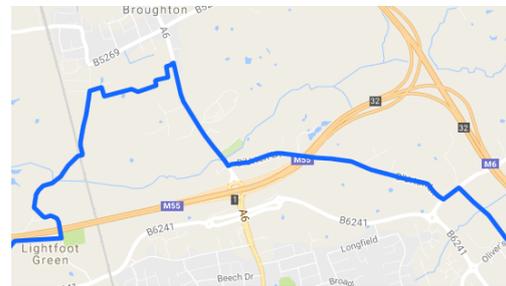
- 10.27 Broughton's late Victorian Police Station, is manned only * days a week but occasionally made available to local groups for meetings.
- 10.28 With the closure of many local Police Stations its long term future to 2026 in this use must be considered uncertain. It is on the Village Heritage Register 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.

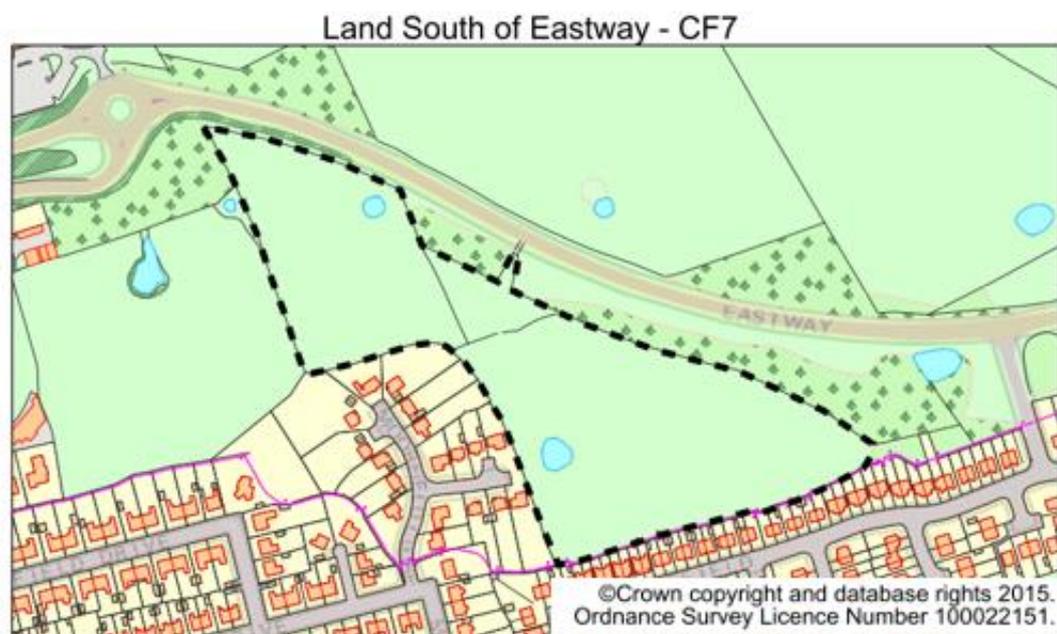
Any proposed development that will increase safety risks, destroy vistas and views and are detrimental to the public's usage, enjoyment and health benefits of these routes will not be permitted.

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