

CONTENTS

PART ONE – Neighbourhood Planning – Arriving at a Vision for Broughton 2026

FOREWORD

1. Introduction
2. The Plan Area
3. Plan Content and Status
4. Plan Development
5. Issues and Objectives
6. The Vision - Broughton 2026

PART TWO – Delivering the Vision – Plan Policies and Proposals.

7. Natural Environment
8. Housing
9. Business and Employment
10. Community Facilities and Activity
11. Built Environment and Heritage
12. Access and Infrastructure

FOREWORD

The civil parish of Broughton in Amounderness lies 4-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 prestige hotels and restaurants to energy and the service sectors. The village is the home to just under 2000 people who are able to enjoy sports and leisure facilities on their doorstep and the views of the Pennines and farms.

Currently the village is being reinvented as the long awaited Bypass nears completion in 2017. The village is facing the challenges this will bring in bringing the community back together and the proposals in this plan will support this work. Another key challenge is to integrate the new members of our community from the developments in the NW Preston development area and Whittingham Lane

The Localism Act has given us the opportunity to give local people more say about how our area is developed through the preparation of our Neighbourhood Plan.

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 neighborhood plan area specified in the plan”

The Neighbourhood Plan once ratified by referendum of the village becomes part of the statutory development plan and a weighty consideration in decisions on planning applications whether by the City Council or when developers appeal against refusal of planning permission.

The Neighbourhood Plan will provide the opportunity for us to shape the future of this parish to 2026 and beyond 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.

Cllr. Pat Hastings Chairperson Broughton Parish Council

INTRODUCTION

Neighbourhood Planning – Arriving at a Vision for Broughton 2026

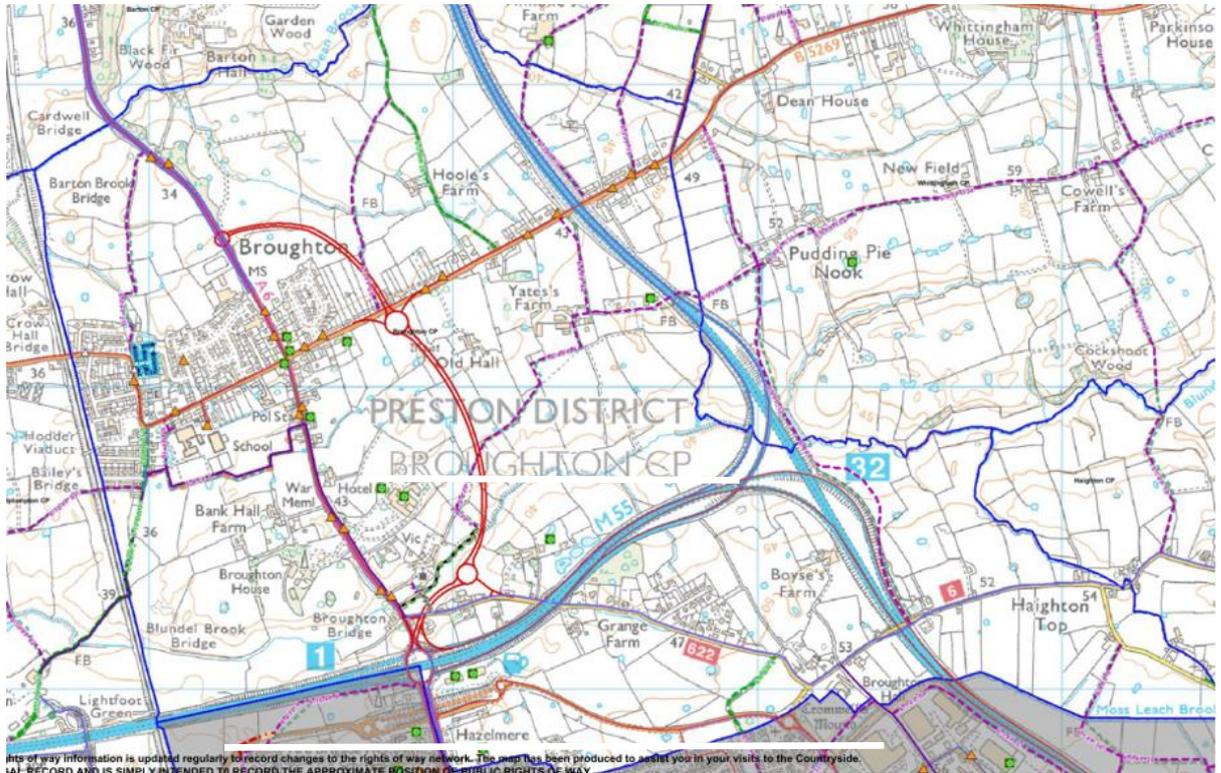


1.0 INTRODUCTION

- 1.1 Broughton Neighbourhood Plan is a new type of planning document based on the views of our local community. It is part of the Government's new approach to planning, which aims to give local people more say about how their area is developed. This is particularly important for Broughton. The completion of the long awaited Broughton Bypass presents a huge opportunity to make Broughton Village a more attractive place to live, work or visit and a much more close knit local community. However it also poses considerable challenges in terms of pressures for development that, if not properly managed, could threaten the very characteristics of the village that residents and visitors value.
- 1.2 The Plan has been developed by a Steering Group established by the Parish Council and made up of Parish Councillors and local residents. The Steering Group has been assisted by a retired local authority Chief Planner who is a longstanding resident of Fulwood with children at Broughton High School.
- 1.3 It has taken into account the views of parishioners expressed in response to a number of consultation events between May & October 2016.
- 1.4 The Steering Group would like to thank all those who have contributed to the development of the plan including staff and pupils at both Broughton C/E Primary School and Broughton High School who have undertaken project work: Broughton Inn, the Marriott Hotel and Broughton Sports and Social Club that have all hosted events, Broughton Police for supporting the Guild Wheel Coffee shop, Broughton St John Baptist Church for involvement in the Steering Group & Community Futures for their guidance and support.

- 1.5 Additional comments and suggestions are now invited before the plan is finalised. A comment sheet is provided on the back of the brochure summarising plan proposals and policies. This full version of the consultation plan is available on the website and at key locations in the village.
- 1.6 The Steering Group will consider all further comments received and make any necessary amendments to the Plan before it is submitted to Preston City Council in the New Year. The Council will undertake a further round of formal consultation and appoint an Examiner (qualified person to examine the plan) to establish that it meets the necessary legal requirements.
- 1.7 Subject to this being the case, the Council will then arrange for a referendum on the Plan, by the summer 2017. Provided that more than 50% of residents responding support the Plan, it will then become part of the statutory Development Plan along with the Central Lancashire Core Strategy and Preston Local Plan.
- 1.8 This means that there is a presumption that future planning applications will be determined in accordance with the plan unless there are very good reasons for the local planning authority (Preston City Council) or the planning inspectorate or Secretary of State where an appeal is lodged, to do otherwise.
- 1.9 The approved Plan will implement the Plan Vision which Parishioners have for Broughton and shape its future to 2026.
- 1.10 The Plan will be looked at regularly by the Parish Council and its provisions reviewed as necessary in the light of changing circumstances and review of the wider development plan for the Preston local authority area.

2. THE DESIGNATED AREA: BROUGHTON PARISH



3. PLAN CONTENT AND STATUS

- 3.1 The Neighbourhood Plan for Broughton covers the whole of the civil parish, taking in its 3 distinct constituent parts, Broughton Village (North of the M55), Broughton Parish South (South of the M55), and Broughton Parish East (East of the M6 and South of the M6/M55 junction). The main focus of plan policies and proposals is on Broughton Village as this is the area presenting the greatest challenges and opportunities.
- 3.2 The plan provides a vision for the future of the parish, and a set of plan objectives, agreed by residents. These were formulated following consideration of consultation responses and an analysis of information about the plan area's existing and future physical, economic and social characteristics, drawing upon existing published sources and additional research and assessment.
- 3.3 The policies and proposals presented in this draft plan represent the collective view of the Steering Group (assisted by input from the Groups professional planning advisor) as to how existing development plan policy needs to be augmented in pursuit of plan objectives and in order to deliver the plan vision.
- 3.4 Consultation upon the Draft Plan will provide residents and stakeholders with a further opportunity to shape those policies prior to the plan being submitted to the City Council in early 2017.

4. PLAN DEVELOPMENT

- 4.1 From the outset of the plan-making process, the Parish Council decided that the community would be involved as fully and as soon as possible.
- 4.2 One of the first steps in this process was to undertake a questionnaire survey. Some 267 responses were received. Responses were received from households making up over a quarter of Parish residents together with a significant number of responses from people working in or visiting the parish.
- 4.3 A number of public engagement events were then held between May and October 2016 including drop-in sessions, a Business Breakfast and school projects.
- 4.4 Over this period, meetings were also held with Preston City Council and Lancashire County Council, and consultants appointed to undertake a Heritage and Character Assessment of the area.
- 4.5 The Steering Group has met monthly over this period and individual members have researched and developed background papers on various plan themes. These along with feedback from the community questionnaire and engagement events helped shape the drafting of Plan Issues, Objectives and Vision to take to further consultation. The thematic papers have also contributed significantly to the policies and proposals in this draft plan.
- 4.6 Plan Issues, Objectives and Vision were endorsed by the local community following a mail drop, web and exhibition based consultation at the end of October. An important part of the plan-making process has also been to consider evolving policies against:-
 - National Planning Policy (NPPF)
 - The Central Lancashire Core Strategy and Preston Local Plan 2012-2026
 - EU Legislation
 - Human Rights Obligations