

## Broughton in Amounderness Pre-submission Neighbourhood Plan:

### [Notification of Regulation 14 Consultation](#)

The Broughton In Amounderness Pre-submission Neighbourhood Plan and its associated supporting documents are available to view either online on the parish council's webpage <https://www.broughtonparishcouncil.org.uk/> or in-person upon request during normal office hours at the Parish Council Offices:

**Broughton Parish Council**  
**Toll Bar Cottage**  
**476 Garstang Road**  
**Broughton**  
**Preston**  
**Lancashire**  
**PR3 5JB**

Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended) requires the Parish Council, as the Qualifying Body, to undertake a period of consultation for a minimum of 6 weeks. The consultation period will run for six weeks from **9am Friday 29<sup>th</sup> November 2024 to 5pm Friday 17<sup>th</sup> January 2025**.

Statutory consultees and other interested parties will be contacted by email through the parish clerk. If you consider yourself or your organisation to be an interested party and have not received a formal notification of consultation, please contact the [parish clerk](#) by email (contact details below).

Comments and clarifying questions are invited. Representations can be made either by letter addressed to the parish council's office (as addressed above) or by email to the parish clerk: [clerk@broughtonparishcouncil.org.uk](mailto:clerk@broughtonparishcouncil.org.uk)

All representations **must be received** on or before **5pm Friday 17<sup>th</sup> January 2025**.

Following the conclusion of the Regulation 14 consultation, all representation will be considered by the Parish Council. The draft Neighbourhood Plan will then be amended in-line with representations, if required.

The amended draft Neighbourhood Plan will then be submitted to Preston City Council as the Local Planning Authority at Regulation 15 stage. If the plan has been submitted in-line with the Neighbourhood Planning (General) Regulations 2012 (as amended) the plan will then be subject to a further 6-week consultation period at Regulation 16 stage run by Preston City Council.

It is envisioned that the Neighbourhood Plan will reach **Regulation 17 stage by June 2025**, where the plan will be subject to Independent Examination. The examination will consider if the plan meets the basic conditions and other requirements set out in law and recommend if the Neighbourhood Plan should proceed to Referendum.

# *Broughton Neighbourhood Development Plan*

***Adopted December 2018  
Reviewed 2024***



## **Introduction**

The civil parish of Broughton in Amounderness is located four miles north of Preston in Lancashire and is a village with a rich history. This thriving community is home to a wide range of businesses, including prestigious hotels, restaurants, educational institutions, and service providers. The village's population has grown significantly over the last five years, rising from 1,723 in 2017 to 2,471 according to the 2021 census, and it is projected to continue growing by 2026 as new planned properties are completed. Notable changes revealed in the 2021 census include a rise in the percentage of the population under sixteen, increasing from 15% in 2011 to 25% in 2021. Additionally, over 75% of dwellings are occupied by single families, with 78% of these being owner-occupied. The rental sector is small, comprising around 12% of the village's housing, with 60% privately rented and 40% under social rents. The forty-eight social rented dwellings include twenty-six units at Sunningdale that support assisted living, leaving seven properties managed by Gateway Community Living.

The Localism Act empowered residents to have a greater influence on the development of our area through the creation of the Neighbourhood Development Plan. This plan outlines policies for the use and development of land within a specific neighbourhood area. The Broughton Neighbourhood Development Plan for 2018-2026 was officially approved by Preston City Council after a referendum in December 2018.

In 2017, just as the Broughton Neighbourhood Development Plan was finalized and ready for review, the James Towers Way, a bypass named after a local hero who received the Victoria Cross in 1918, was opened. This bypass diverted most of the traffic away from the village centre, leading to further developments such as landscaping, traffic calming measures, and the establishment of the Toll Bar Cottage Community Meeting rooms and café, which created a focal point for the village centre. This area became the centre of celebrations for the Platinum Jubilee in 2022.

The Broughton Neighbourhood Development Plan presented an opportunity for us to shape the future of the parish. It not only defines the types and locations of future developments but also outlines how the Parish Council will invest in and improve local facilities through community projects, Parish Precept, the Community Infrastructure Levy, and other grants. We have specifically looked at how the Broughton Neighbourhood Development Plan has aided in delivering the existing allocations, as well as assessing how successful the existing policies have been in delivering the vision and objectives of the Broughton Neighbourhood Development Plan.

The Central Lancashire Core Strategy, and Preston Local Plan are currently undergoing review and will be replaced by a new single plan for Central Lancashire Local Plan. Currently Preston City Council has not made any decisions regarding the allocation of new sites within Broughton. Therefore, the sites proposed in the BNDP do not indicate support from Preston City Council and are put forward by Broughton Parish Council on behalf of the community.

## INTRODUCTION

### Neighbourhood Planning – Arriving at a Vision for Broughton 2036



*Jubilee Street Party*



*Carols by the Christmas tree*

Neighbourhood planning empowers communities to create a collective vision for their area. Neighbourhood plans can influence local planning decisions and contribute to sustainable development as part of the statutory development process. This is especially significant for Broughton, as the completion of the bypass has transformed Broughton Village into a more appealing place to live, work, or visit, fostering a closer-knit local community. However, such changes also bring new pressures that must be carefully managed.

The Broughton Neighbourhood Development Plan was originally developed by a Steering Group in 2016 established by the Parish Council and composed of Parish Councillors and residents. This Revised plan has also been developed by the review group led by the Parish Council with expert planning advice.

The Broughton Neighbourhood Development Plan has considered the views of the local community expressed during the various consultation events in 2022-24. (see appendix 1)

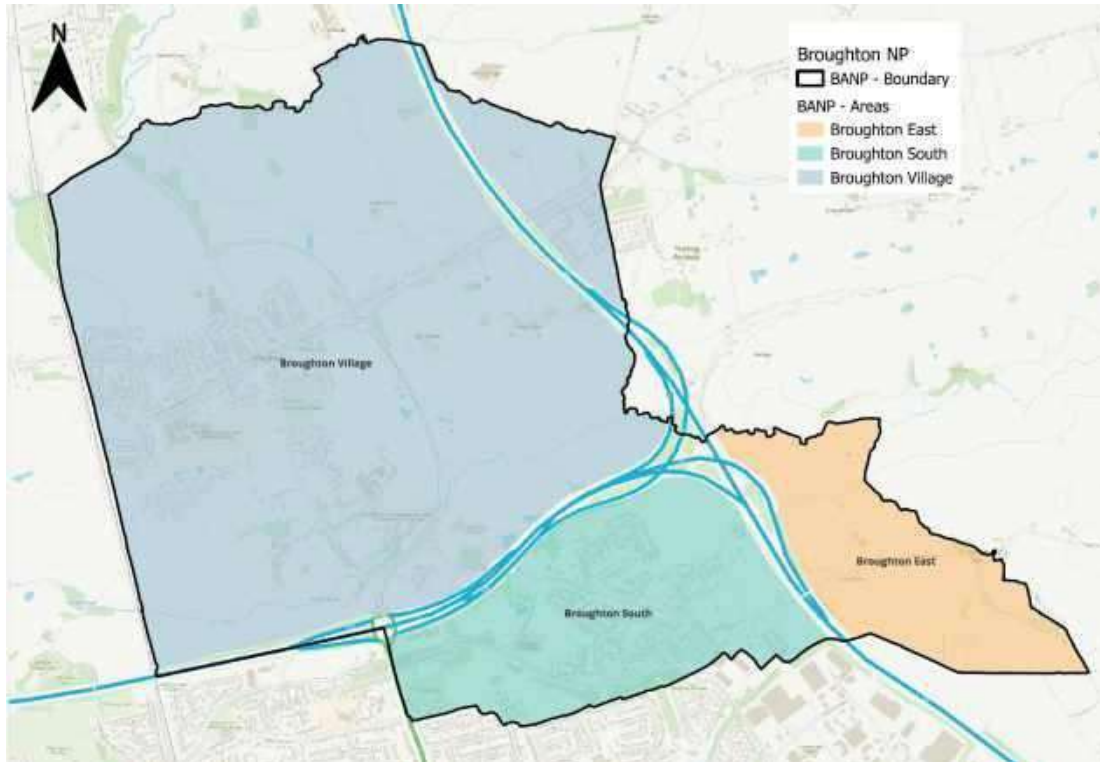
There are new policies and word changes from the adopted Broughton Neighbourhood Development Plan which means this plan will need to be “examined” once the formal statutory consultations have taken place. The review group has been advised by Preston City Council that a further referendum will be required.

The Review Group and the councillors would like to express they are thanks to all.

those who contributed to the development of the initial and revised Broughton Neighbourhood Development Plan.

## **BROUGHTON VILLAGE REINVENTED**

Broughton Parish is divided into three distinct sections defined by the environment, history, and external factors, such as the motorways that separate the eastern and southern sections from the village centre.



**Broughton Village** is the area from the crossroads of the A6 and B5269, and it is the historic centre of the Village. The A6 used to be a toll road with a toll house, coaching hostels, cottages, and later, gentleman's residences lining it. It leads down to the parish church and primary school, which is referred to as the church hamlet by the ford of the brook. This is the area that the long-awaited bypass now encircles.

**Broughton South** is the area beyond the motorways that is part of the North-West Preston Development area which has been in place for over 4 years. This broad stretch of land from Durton Lane through to the west at Bartle is the site of over 5,300 dwellings. In the Parish, there are 380 completed and a further 226 under construction and with planning permission.

As a parish council, Broughton had no opportunity to input into these areas as Homes England and Preston City Council have developed the scheme to meet the city's shortfall in housing.

The revised Broughton Neighbourhood Development Plan aims to support the existing residents and integrate new residents by connecting them through footpaths, amenities, and community activities to the village centre. The development of the North-West Preston area has put a strain on the infrastructure of the parish, especially on education with both the primary and secondary schools operating are

## *Broughton in Amounderness Neighbourhood Development Plan*

full to capacity and new residents needing to travel a significant distance to access school places.

The Area known as **Broughton East**, specifically Fernyhalgh, is situated beyond the M6 and links to our neighbouring areas of Haighton (a small parish with less than 150 residents) and Whittingham. This region boasts a rich history and farmland, and as part of the PAP, we aim to collaborate with Haighton to highlight this heritage.

### **DESIGNATED AREA**

Broughton In Amounderness Parish council agreed that they would designate for the Neighbourhood Development Plan the whole Parish. This “designated area” was submitted to Preston City Council in November 2016 and agreed by them the following March 2017.

The solid yellow line shows the parish boundaries. To the north is Barton, to the west Woodplumpton, to the east Barton, Whittingham & Haighton and to the south, Preston city wards of Greyrigg and Fulwood.



**The solid yellow line indicates the parish boundaries: Barton to the north, Woodplumpton to the west, Barton, Whittingham & Haighton to the east, and the northern Preston city wards to the south.** (this map is the one in the original adopted Broughton Neighbourhood Development Plan)

### **BROUGHTON NEIGHBOURHOOD DEVELOPMENT PLAN CONTENT AND STATUS**

The reviewed Broughton Neighbourhood Development Plan outlines the future vision for the parish and a set of plan objectives agreed upon by residents. These were developed after consultation, survey & face to face responses as well as analysing information about the existing and future physical, economic, and social characteristics of the plan area. This involved drawing upon existing published

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sources and conducting additional research and assessment. The reports produced for the Central Lancashire Local Plan have been an invaluable source of additional information.

From the outset of the development process, the Parish Council was unwavering in its commitment to actively engage and involve the community from the earliest opportunity.

The adopted Broughton Neighbourhood Development Plan was reviewed annually by the review group, and the Parish Action Plan was updated quarterly. Over the last four years, three formal questionnaires have been conducted, and the results have contributed to the Action Plan. The key areas that were not included in the adopted Broughton Neighbourhood Development Plan have been in the main as a result of the changes in the village post bypass, the lack of planned infrastructure for the new residents from the developments & the lack of a design code.

Since the initial Broughton Neighbourhood Plan, there have been regular Village Information Sessions, e-news, and drop-in sessions where the discussed and progress have been monitored.

Over the period of the review there have been meetings and exchanged emails with Preston City Council, Lancashire County Council regarding traffic issues, Aecom for the design code, JBA for the updated Strategic Environmental Assessment, and other advisors. Both Locality and the National Association of Local Councils (NALC) have advised on the updated plan.

The review team has consulted with individual members to research and help develop background papers on various BNDP themes. Planning expert, Peter Black has assisted in the wording of policies and the changes in government advice and legislation. In undertaking this process, the team had to give careful consideration to:

- National Planning Policy (NPPF) as updated on 20 December 2023
- The NPPF consultation August 2024
- The Central Lancashire Core Strategy and Preston Local Plan 2012 - 2026
- The emerging Central Lancashire Local Plan and associated reports and consultations
- EU Legislation where this is still applicable.
- Human Rights Obligations.

To ensure the original BNDP adhered to all statutory requirements, an independent Strategic Environmental Assessment by JBA consulting was produced in 2023. JBA consulting were commissioned in 2023 to update.

Given the increased national prominence given to design issues and the issues highlighted during the Appeal for the Mosque site, AECOM was commissioned to produce a report and Design Code. The design code is included within the revised

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Broughton Neighbourhood Development Plan as appendix 2 and is implemented through related policies.

For this review, we have worked with Preston City Council and have used the reports and consultation documents produced for the Central Lancashire Local Plan as additional evidence.

Following the formal consultations, under Regulations 16 & 17, an examiner will be appointed to review the revised Broughton Neighbourhood Development Plan along with any representations received by Preston City Council.

The Parish Council review group will ensure that any recommendations and suggested changes from the examiner are added where they are appropriate before the referendum.

### **THE VISION – BROUGHTON 2036**

In 2036 Broughton Parish will be a cohesive vibrant community that:

- ✓ Retains its rural setting and distinct physical identity separate from the North Preston Urban Area. This will be achieved through strict control of development within open countryside areas, as well as by maintaining the separation areas between Barton to the North and Whittingham & Haighton to the East.
- ✓ Has grown mainly through organic, controlled development in the defined Village Centre. This development caters to local needs and is carefully controlled to be appropriate to the scale and character of the village.
- ✓ Has become a much more strongly identified and cohesive local community, with improved infrastructure, local services, environment, and community facilities, making 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.
- ✓ Has an attractive pedestrian/cyclist-friendly public realm, offering good air quality that, along with the provision of enhanced refreshment opportunities, has further increased the popularity of the Guild Wheel and local footpath network.
- ✓ Takes pride in the quality of its natural and built environment, exercising careful control over the quality of new development and in the way it manages its public realm and green infrastructure.
- ✓ Celebrates and showcases its history and heritage.
- ✓ Will have existing local businesses thriving and attracting new ones through the quality of their offerings and improvements in access, parking, and the environment.



**Broughton South** will continue to be a vibrant and appealing residential community located to the south of the M55. The area will feature a safer Guild Wheel, a footpath connecting to the village centre, an improved cricket club, as well as several well-maintained play areas and green spaces within the developments.

**Broughton East** will continue to be a characterful and historic area with quiet country lanes and open countryside. Development in this area has been restricted to support farming and rural diversification. The historical significance of St. Mary's, Fernyhalgh, Ladyewell Shrine & school building will be further recognised, conserved, and enhanced to attract increased but well-managed visitor numbers.

## **BROUGHTON NEIGHBOURHOOD DEVELOPMENT PLAN REVIEW OBJECTIVES**

These objectives set out below outline the specific goals that our community aims to achieve.

### **1) RURAL SETTING**

To preserve the rural setting of Broughton Village and strengthen its identity as a separate and distinct community, physically disconnected from Preston's Urban Area.

### **2) DEVELOPMENT**

To ensure that any new development is appropriate in terms of nature, location, scale, and design, so that it aligns with and does not diminish the character, rural setting, and environmental quality of the village, including the impact of vehicles and traffic.

### **3) HOUSING**

To ensure that future housing development takes into account local needs, has sufficient infrastructure, are well-designed, and help establish a balanced and active local community.

### **4) BUSINESSES AND EMPLOYMENT**

To support businesses to thrive and grow, supporting the development of small new businesses, home working and the retail and service opportunities in the new developments. We will collaborate with broadband providers to ensure that the entire village can benefit from good coverage.

### **5) DEFINED VILLAGE CENTRE**

To secure a significantly enhanced range and quality of local services and community facilities within the heart of Broughton Village and creating other focal/meeting points for the local community.

### **6) ENVIRONMENT AND HERITAGE**

To improve the quality of both the natural and built environment; ensuring that heritage assets (designated and non-designated) are identified, conserved, and enhanced.

**7) LEISURE AND RECREATION**

To enhance opportunities and participation in sports and informal leisure activities through the development and improvement of local facilities.

**8) HEALTH AND WELLBEING**

To safeguard and enhance the Guild Wheel, local footpath and cycling network. To ensure that improvements in air quality following the bypass are maintained. Our goal is to protect these routes from any development that would detract from the benefits they provide, especially in terms of providing access to and enjoyment of open countryside areas.

**9) NEW COMMUNITIES**

To effectively integrate the major new housing developments on the southern and eastern edges of the planned area, and to enhance pedestrian and cycle access between these areas, key facilities in the planned area, and the local centre.

**10) THE OPEN COUNTRYSIDE**

To safeguard and enhance the distinctive character and identity of the open countryside.

## **NATURAL ENVIRONMENT**

1.1.1 Except for Broughton Parish South (to the south of the M55 and on the edge of Preston's Urban Area), and Broughton Village Settlement itself, the BNDP area is gently undulating Grade two-thirds farmland interspersed with scattered farm buildings and properties.

1.1.2 The most significant exceptions are located off Garstang Road and include the Broughton Delta Hotel, which was once a grand Victorian Manor House, as well as the Lancashire and Cumbria Ambulance Service headquarters, both set in landscaped parkland settings. Additionally, there is Birley House First Trust Hospital off D'Urton Lane, and Broughton Church, Vicarage, and associated Primary School. These establishments are set significantly back from the road and, except for the grade two listed St. John Baptist Church, are screened from public view by intervening trees and landscaping.

1.1.3 The plan area lacks large woodland areas. The edges of the defined Broughton village settlement and many roads and lanes through the area are well wooded. This helps to shield the surrounding rural landscape from the impact of other built developments. Mature trees within hedgerows and watercourses create a sense of enclosure around fields, and mature trees are also common in the rural landscape. Many trees in the open countryside and around larger buildings are protected by Tree Preservation Orders (TPOs).

1.1.4 As you approach Broughton village on Garstang Road from Preston, you will notice school and public playing fields on each side of the road. This creates a large green space between the southern boundary of the village settlement and the farmland to the south.

1.1.5 In 'Open Countryside' north of the M55, there has been some housing developments, converted farm buildings and brownfield sites. These developments have not significantly altered the rural character of the immediate area. However, the construction of a new Mosque approved on appeal in 2023 along D'Urton Lane south of the Church will significantly change the built form and use of this area.

1.1.6 Open countryside can be enjoyed on either side of Garstang Road north of the crossroads with more extensive views from Whittingham Lane looking north towards Barton.

1.1.7 Within Broughton Village Settlement Boundary, there are some larger properties with extensive, mature rear gardens, particularly those on the North side of Whittingham Lane. Some of these gardens extend for over 180 yards (138 meters) and have been developed. The largest green space other than this is in front of the redundant United Utilities site on the corner of Woodplumpton Lane.

1.1.8 Blundell Brook runs from west to east, to the north of M55 and south of St Johns Church and Broughton House and is an identified wildlife corridor. Barton Brook runs to the north of Broughton Village to the south of Barton Hall. Both brooks are lined with mature trees and hedgerows and are designated as “green corridors.”

1.1.9 Interest (SSSIs) or Biological Heritage Sites. Detailed ecological surveys were conducted before the Bypass opened in 2018 and for major development allocations in Broughton. No Greater Crested newts have been found in recent surveys.

## **1.2 Existing Development Plan Policy**

1.2.1 Within the Central Lancashire Core Strategy and Preston Local Plan there are objectives and policies relating to landscape character, natural environment, and development in open countryside, biodiversity, and nature conservation. However, since these were produced the importance of climate change and its effects on the natural environment has been a key area of concern in the Village. In the last five years there have been several areas of significant flooding of the “brooks” as a result the developments to the east and west. There have been additional areas of flooding on the roads and properties due in part to poor drainage on private land.

1.2.2 Policies of relevance to the BNDP are:

- Core Strategy Policy 21 **Landscape** Character Areas requiring any development to be well integrated into existing settlement patterns, and appropriate in terms of landscape character.
- Preston Local Plan Policies EN1 heavily restricting built development within **Open Countryside**,
- EN2 Protecting and enhancing **green infrastructure** in all its forms,
- EN4 **Area of Separation** - maintaining the identity and distinctiveness of Broughton Village.
- EN9 Design of New Development sets out basic design principles and refers to adopted detailed Supplementary Planning documents *Biodiversity and Nature Conservation July 2015* and *Design Guide October 2012* that set out guidelines applied to the detailed consideration of planning applications which include protection of the natural environment.
- EN10 protecting conserving and enhancing **designated sites of nature conservation importance**, wildlife habitats more generally and ecological networks and
- EN11 on **protected species**.

The Central Lancashire Core Strategy, and Preston Local Plan are currently undergoing review and will be replaced by a single Central Lancashire Local Plan



*King Georges Field*



*Guild Wheel*

### **1.3 Consultation**

1.3.1 The Consultations highlighted the significant value that residents attach to the environment and rural surroundings of Broughton Parish, which were rated as the most crucial factors contributing to the quality of life in Broughton. The issues of flooding, the loss of mature trees & hedgerows in the developments and the effects of climate change were not addressed in the adopted BNDP as they were less prominent at that time.

1.3.2 The BNDP policies aim to safeguard the aspects of the parish that are valued by the local community as identified through local consultation. However, these policies do not guarantee that future developments will consider and respect the natural environment in terms of location, size, and design. This issue is further discussed in Section 9.

1.3.3 The BNDP is proactive by designating Local Green Spaces that require extra protection beyond what is provided by the local plan policies due to their local significance. It also identifies several Parish Action Points for the Parish Council and local community to pursue to advance the plan's objectives and fulfil its vision.

1.3.4 Whilst the review has been taking place further changes have been added to reflect the changes in the environment and their effects on the Parish. Crucially this has required support and advice from LCC Treescapes, the Lancashire Environmental Trust and the Campaign for the Protection of Rural England (CPRE) to fully understand the issues and how to try to address them.

### **1.4 Broughton Neighbourhood Development Plan Policies**

**NE1 LOCAL GREEN SPACES** The following sites, as defined on Plan 1, are designated as Local Green Spaces. These will be protected against any

development which is not part of the use of these spaces or reduces their character or openness.

- 1) Glebe Field between the Parish Church of St John Baptist and the Vicarage
- 2) Land between Blundell Brook and Broughton Bypass
- 3) Greenspace south of Eastway & west of the Fulwood and Broughton cricket club



## **Green Spaces South**

1.4.1 The National Planning Policy Framework (NPPF 2023) encourages the conservation and enhancement of the natural, built, and historic environment, including landscapes and green infrastructure. It allows for the designation of local green spaces in Local and Neighbourhood Plans that are of particular significance to the local community, whether for their beauty, historical significance, recreational value, tranquillity, or richness of wildlife. Once designated, development in these areas is restricted, except in incredibly exceptional circumstances.

1.4.2 The Parish Church of St. John Baptist is an impressive Grade II Listed Building located just north of the M55. To the south of the Church and graveyard, there are tree-lined views of open countryside alongside Blundell Brook (with a public footpath), while to the north, there's Church Meadow, a sloping area of pasture rising to the Vicarage and the wooded parkland landscape surrounding the Marriott Hotel. These areas not only provide a scenic, rural setting for the church but also play a significant role in signalling the transition from urban Preston into rural Broughton.

1.4.3 The construction of the bypass has encroached upon the peaceful rural setting to the south of the church. However, there remains a significant green corridor between the bypass and Blundell Brook, serving as a wildlife corridor. Part of this area has been approved for the construction of a mosque in 2023. The rest of the area will continue to serve as a buffer from the main urban area of Preston and will help preserve the church's surroundings.

1.4.4 Protecting these green areas from development will safeguard the scenic and historic rural setting of the Church (and Church Cottage, another listed building), and the attractive views they provide from both Garstang Road and from the footpath along the Brook.

**NE2 VISUAL IMPACT OF NEW DEVELOPMENT All new development, should have a minimal landscape impact and retain the current green aspect, especially when viewed from approaching routes.**

1.4.5 The defining feature of Broughton is the enclosed feeling created by the mature tree cover surrounding the residential areas. When houses are visible from outside the village, they are usually softened and greened by trees and hedgerows, which contributes to the quality of the landscape and the rural environment. It is crucial that any housing developments on the outskirts or beyond the current settlement boundary do not compromise this.

**NE3 DRAINAGE Sustainable Urban Drainage Schemes (SUDS) will be part of all applications for planning permission.**

- **For all new development**
- **Where waterlogging is an obstacle to use of public open spaces or to enjoyment and use of public rights of way**
- **To provide wildlife areas.**

1.4.6 The National Planning Policy Framework recommends that plans should proactively address climate change by considering the long-term effects on flood risk, coastal change, water supply, biodiversity, landscapes, and the risk of overheating from rising temperatures.

1.4.7 Since the original BNDP was adopted, updated planning guidance has emphasised the priority given to sustainable drainage solutions. New development should limit runoff into drains and sewers. It is also important that steps are taken to ensure poor drainage does not continue to restrict enjoyment of public rights of way (Parish Action Point Appendix 3) and make many sports pitches inadequate quality or unplayable. Sustainable drainage schemes can also provide additional opportunities for wildlife, Biodiversity Net Gain, and introduce attractive features into the landscape. Where possible, new development should incorporate rainwater management to reduce its impact on existing drainage systems.

**NE1 LOCAL NATURAL RECOVERY STRATEGY Development that works towards implementation of the Lancashire Local Nature Recovery Strategy will be supported.**

1.4.8 Local Nature Recovery Strategies (LNRS) are collaborative strategies established by the Environment Act 2021 to drive nature's recovery and provide wider environmental improvements. These strategies are locally led and aim to prioritize nature's recovery, map valuable existing areas, and propose specific habitat creation or improvement projects. While the Lancashire County Council LNRS is still in its early stages, new development in the area should align with its goals.

1.4.9 The policy aims to promote development that implements the Lancashire LNRS and encourages other development to work towards its objectives.

**NE2 PROTECTION OF TREES AND HEDGEROWS Development proposals that result in the loss of or adverse impacts on trees of arboriculture significance, amenity or historic value or loss of hedgerows and/or priority habitat, or which significantly damages ecological networks should demonstrate that the benefits of the development in that location clearly outweigh the loss. Development proposals must be designed to incorporate biodiversity within and around developments and enhance ecological networks, seeking to retain wherever possible ancient trees, trees of arboriculturally significance and amenity value and hedgerows.**

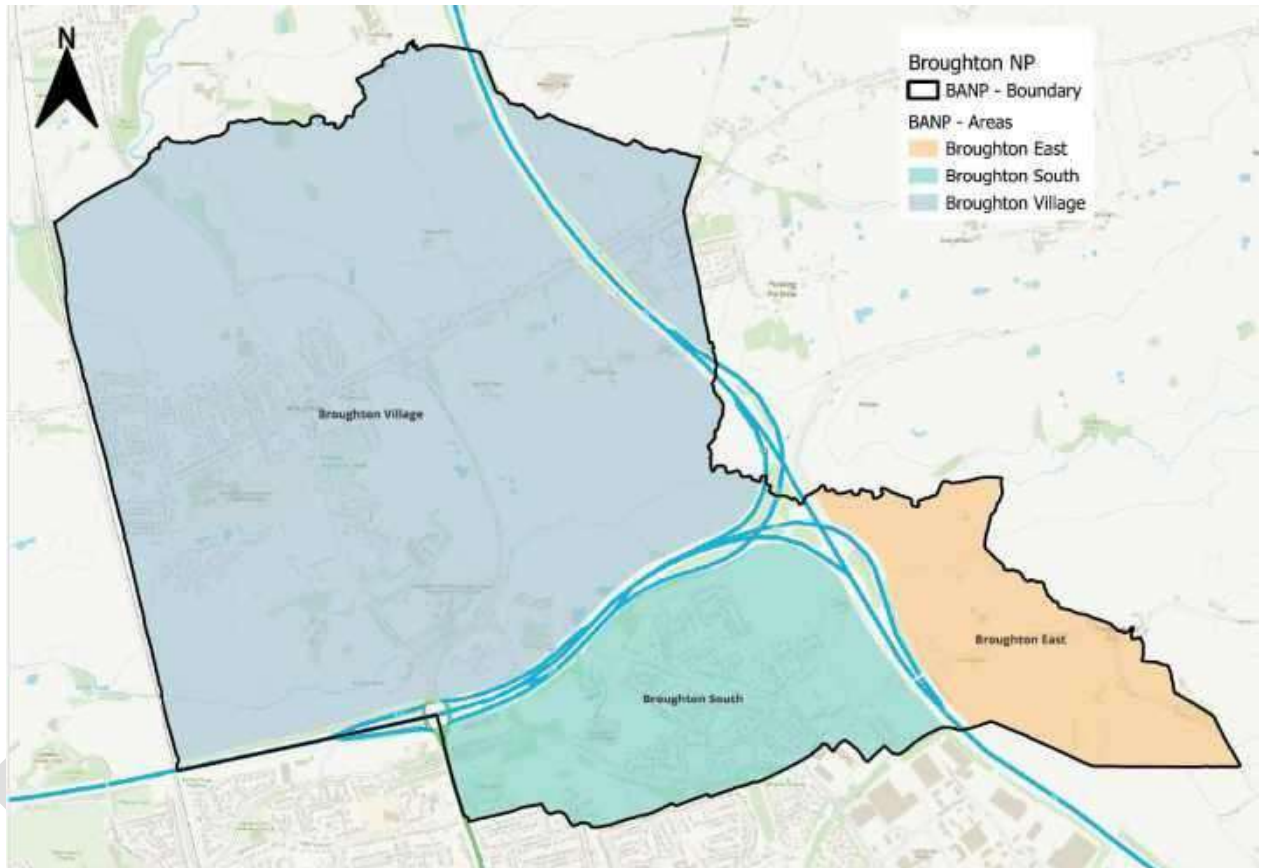
1.4.10 Trees and hedgerows play a significant role in creating a beautiful and open atmosphere in the Parish, enhancing the play areas and residential properties. The hedgerows along the main roads contribute to the rural ambiance of the Parish and provide "highways" for small birds and mammals. Additionally, they help in reducing noise and road pollution. It is important to resist the removal of trees and hedgerows for development as it can drastically alter the area's quality.

1.4.11 This policy is meant to align with and offer additional guidance on interpreting the new requirements for Biodiversity Net Gain.



## RESIDENTIAL HOUSING

**2.1** The Broughton Neighbourhood Development Plan designated area consists of three distinct physical areas (as shown below) and is home to approximately 2,471 residents (according to the 2021 Census) living in 1027 properties. This reflects an increase of around 250 dwellings compared to the 2011 Census. Based on the March 2023 electoral roll, this number had risen to 1,227 with the completion of new properties. Currently, about 53% of the population resides within the defined settlement area of Broughton Village.



### **2.2 Broughton Village Centre**

**2.2.1** Significant changes have occurred in this area due to the completion of the bypass, Village realm works, and developments to the East of the M6, off Woodplumpton Lane and in the village centre. The area of separation south (EN4) was affected by two approved developments after an enquiry in early 2018. The development behind the pinfold cottage, as designated in the 2018 plan, has been completed, and planning permission has been granted for the area of Whittingham Lane.

**2.2.2** The developments to the east of the M6 only cover 25% of Broughton Parish, and a second application for an adjacent site was refused on appeal. Additionally, there are four infill sites along Whittingham Lane that have been developed or have planning permission. These developments account for 43% of the new houses in the village. However, unlike the developments in the Northwest Preston Development Area, there are no additional infrastructure plans for these developments.

### **2.3 Broughton South**

2.3.1 The Preston Local Plan, adopted in 2015, includes the Northwest Preston Development Area, which has several designated sites for housing development covering much of the Parish south of the M65. The Northwest Preston Masterplan, an adopted supplementary planning document, provides an outline and guidance for development. Many of the sites have already been developed, but there are still more to be completed. In addition, over the last ten years, around 30 dwellings have been added to an area north of the M55 and south of the church hamlet off Durton Lane.

2.3.2 This area is located 0.75 miles from the centre of Broughton. This proximity means that while the area is south of the M55 and physically connected to the built-up area of Preston, many residents will naturally turn to Broughton Village Centre for shopping, leisure, and educational opportunities. Residents have the option of choosing private transport, cycling, or walking for most trips into the village.

### **2.4 Broughton East**

This is an area located to the east of the M6. It consists of rural countryside, the Fernyhalgh Catholic church, a pre-school, a farm, and seven other farms. The area is bordered by Houghton and Whittingham Parishes. While there has been bisected by footpaths.

n.b. The Ladyewell Marian Shrine is in Houghton Parish

### **2.5 Context**

2.5.1 The current housing applications with approval will result in a significant increase in housing and population in Broughton Parish during the Neighbourhood Plan period from 2024 to 2036.

2.5.2 In the 2021 Census, it was shown that the resident population in the parish still reflect an older population compared to the overall population of Preston. With 57% of residents forty-five or over and 27% are sixty-five or over, in contrast to Preston's 37% and 14%, respectively. Projections indicate a potential 75% growth by 2026 due to ongoing housing developments in the NW Preston development area, which could bring the population to over three thousand.

2.5.3 The housing stock in the area consists of distinct types and ages. The oldest properties date back to the 1740s. The stock includes a substantial number of semi-detached, terraced, detached properties, and flats in the over sixty's apartments The Milestones. There are a few bungalows but the majority of which are part of a 1960s development for people over sixty. The average number of bedrooms is 3.8, compared to the local authority average of 2.6.

2.5.4 In 2024, the Village had only eight social rented properties and seventy-four sheltered properties, all managed by Gateway Community Housing Association.

2.5.5 The nearby parishes of Barton, Woodplumpton, Whittingham, and Barton have significant housing developments that are planned, allocated, or approved. This adds to the lack of school places, increased traffic and increases pressure on service.

## **2.6 Existing Development Plan Policy (September 2024)**

2.6.1 Preston's housing requirements were established when the Central Lancashire Core Strategy was prepared, and land was identified to meet these needs in the Preston Local Plan and plans for Chorley and South Ribble. This has been amended several times in recent years. No allocation for individual wards or parishes has been made.

2.6.2 The Central Lancashire Local Plan is currently being prepared to replace the Central Lancashire Core Strategy. The consultations and reports for that plan have been used to underpin several of the policies in this revised plan. As of now, their site assessment work for the plan has not been concluded, and Preston City Council are not able to allocate or endorse sites.

2.6.3 The work for the Central Lancashire Local Plan has confirmed revised housing figures for Preston is based. They continue to reflect Preston's housing needs and are up to date for assessing the adequacy of the housing supply.

2.6.4 In looking at how housing requirements should be met, the Core Strategy established a hierarchical approach (Core Strategy Policy 1 based on size, accessibility, and range of services available) choosing as a focus of development within Preston, it is Urban Area including a Strategic Development Location at Northwest Preston. Most villages including Broughton appear at the bottom of that hierarchy "where development will typically be small-scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need unless there are exceptional reasons for larger scale redevelopment schemes." Preston Local Plan Policy AD1(b)). This statement underpins the policies in the revised Broughton Neighbourhood Development Plan.

**2.6.5** Preston City Council applied the parenthesised passage in 8.6.4 approach in drawing up Preston Local Plan, allocating land in Broughton Parish South for major development as part of North-West Preston. Thus, limiting development elsewhere within the Neighbourhood Plan area to sites within the defined Broughton Village settlement boundary and to small-scale development.



## **2.7 Area of Separation**

2.7.1 Outside the settlement boundary all land north of the M55 and East of the M6 is allocated as **Open Countryside** (Policy EN1) and that between the M55 and Broughton Village (and also East of the M6) also allocated as an **Area of Separation** (Policy EN4) to seek to ensure, in Broughton's case, that the identity and distinctiveness of it as a village separate from Preston's Urban Area is safeguarded. However, three sites within the parish within the Area of Separation were given Planning permission on appeal. Two were in 2018 before the original Broughton Neighbourhood Development Plan was adopted as Preston City Council could not at that point demonstrate a five-year land supply. In 2023 a further site was agreed on appeal due to its proximity to the other two sites.

2.7.2 Currently policy EN1 housing development within Open Countryside is restricted to: -

- The re-use or re-habitation of existing buildings
- Infilling within groups of buildings in smaller retail settlements (not identified as a village)
- Rural Exception Affordable Housing Developments adjoining village settlement boundaries where need for such housing has been established by a comprehensive needs assessment for the local area.
- Rural Workers dwellings where there is a functional need for workers to live near their place of work and no suitable existing accommodation and subject to other criteria.

2.7.3 Under Policy EN4 any development within Areas of Separation must be assessed in terms of any harm to the effectiveness of the gap between settlements (e.g. that between Broughton and Preston's Urban Area) and whether such harm would compromise the function of the Area of Separation in protecting the identity and distinctiveness of settlements.

2.7.4 Where housing development is considered acceptable Core Strategy Policy 5 requires that local planning authorities *secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land.*

## **2.8 Consultation**

2.8.1 Since the completion of the bypass, Broughton Village Centre has become much more attractive due to the creation of a pedestrian- and cyclist-friendly street environment. Unfortunately, it has become more appealing to developers with its excellent schools and transport links.

2.8.2 Broughton's residents (and visitors to the village, such as those enjoying the popular Guild Wheel cycle/pedestrian route) highly value the village's rural setting and its open countryside views.

2.8.3 The local community overwhelmingly believes that housing development should continue to be tightly restricted in accordance with the emerging Central Lancashire Plan, the current Lancashire Core Strategy, and Local Plan policy.

## *Broughton in Amounderness Neighbourhood Development Plan*

2.8.4 In response to the housing issue mentioned earlier, the local community's opinions were gathered regarding the best approach for future housing development in Broughton Village. The community favoured a slightly more flexible strategy than the one outlined in the local plan policy. They supported the idea of developments on suitable sites next to the established settlement boundary if adequate infrastructure was also in place.

2.8.5 This approach is consistent with the strategic approach adopted in the Core Strategy and Local Plan in terms of the scale of development being commensurate with Broughton's position at the foot of the settlement hierarchy but is seen to offer the following advantages:

- More flexibility in meeting local housing needs
- Development on sites close to the village centre would help to support businesses, improved local facilities and services, and create a greater sense of community.
- Such development is considered capable of being accommodated without detriment to Broughton's rural setting, or significant loss of open countryside and views.

2.8.5 The chosen approach shaped the vision of the agreed Broughton Neighbourhood Development Plan for Broughton Parish. This vision encompasses the retention of the village's rural setting and distinct physical identity from the Preston Urban Area. It also emphasizes the maintenance of ample separation between Broughton Village and the Preston Urban Area to the south. The village is expected to experience organic growth, with developments aimed at meeting local needs and carefully regulated to align with the scale and character of the village.

2.8.6 Local consultation has also informed the judgment that the Broughton Neighbourhood Development Plan should endorse strict policy restrictions on development of the open countryside and quiet country lanes making up Broughton Parish East.

2.8.7 The type and size of most proposed housing developments in Broughton Parish South are already currently largely determined through the Northwest Preston Development Area.

### **Broughton Neighbourhood Development Plan Policy**

#### **2.9 RES 1 Housing development outside the defined settlement boundary**

Land to the south of Broughton & District Club and to the west of James Towers Way

**The above site will be subject to a masterplan which shall first be submitted and approved by Preston City Council, as the local planning authority. The masterplan **will/should** provide:**

- **Up to 160 dwellings**
- **Public space for a new park linked to King Georges Field**

- **Land to allow for the expansion of St John Baptist Church of England Primary School**
- **Community Allotments**

Other proposed developments outside the defined settlement boundary will be heavily restricted in accordance with Central Lancashire Core Strategy policies one & nineteen and Preston Local Plan policies EN1 & EN4



**Outline plans for new parks, allotments, and school extension field.**

The masterplan includes the houses off the blue roads, the development to the south and west with grey roads already under construction. The plan for the northeast corner is shown in section 10 under policy ICF1.

2.9.1 The parish council identified from the previous Broughton Neighbourhood Development Plan consultation and the current one, plus the emerging Central Lancashire Local Plan reports and the recent government consultation on changes to the National Planning Policy Framework that there is a need to allocate sites for development. There are currently three allocated sites in the Broughton Neighbourhood Development Plan, two of which have been developed and the third will not be.

2.9.2 The parish council has engaged with the developer and owners of the first site to develop a plan for additional community assets (see policy ICF1) in line with the consultation requests.

2.9.3 The parish council will protect the new park by registering it with Fields in Trust the body that already oversees the King Georges Field and will manage the upkeep.

## **2.10 RES 2 BROUGHTON PARISH HOUSING DESIGN**

**Development proposals must be of a design quality and beauty that respects the character and distinctive appearance of the area in which it is located, having regard to the Broughton Design Code (Appendix 2). Emphasis should be given to:**

- External factors including boundary treatments, gardens, car parking, landscaping, and bin storage so that new development is both beautiful and functional.
- Layouts which facilitate walking and cycling to local centres and facilities and therefore encourage sustainable, active, and healthy lifestyles.

2.10.2 The NPPF paragraphs 131 to 141 state the importance of creating high quality, beautiful, and sustainable buildings and places in the planning and development process. Superior design plays a crucial role in sustainable development, as it contributes to better living and working environments and fosters community acceptance of development projects. The NPPF does not provide specific definitions for 'good design' or 'beautiful,' so a Design Code was commissioned to illustrate these concepts within the local context.

2.10.3 The Design Code in Appendix 1 outlines the unique features of local architectural styles and the three distinct character areas within the Neighbourhood Plan area. It also evaluates recent development within the Parish Council area. Overall, it deems building design to be acceptable, with a few exceptions such as window design and density on the village's periphery. However, most of the issues identified pertain to external elements such as boundary treatments, bin storage, outdoor space (both public and private), and car parking arrangements. The Design Guide offers detailed information to guide and facilitate the delivery of high-quality design that complements the immediate surroundings of the development.

2.10.4 The following adopted design policies are currently applied, although these have not prevented the design issues identified in the Design Code above:

- Central Lancashire Core Strategy Policy 17 – Design of New Buildings
- Preston Local Plan Policy EN9 – Design of New Development
- Central Lancashire Core Strategy Design Guide Supplementary

Planning Document (SPD)

➤ Policy RES5 is designed to mandate the use of the Broughton Design Code for new development. It is based on a technical analysis of the existing area as well as local knowledge and support. Therefore, it is crucial for evaluating whether a proposed development meets the NPPF tests of 'high quality' and 'beautiful'.

## **2.11 Broughton Parish East**

2.11.1 Broughton Parish East has a rural character that is distinct from the open countryside around Broughton Village. It does not have any villages or significant smaller settlements, and there are no major traffic routes passing through it. This area is particularly at risk due the M6 junction 31a opening access to Haighton and Fernyhalgh for commercial development and the significant developments in Grimsargh and the Red Car Industrial estate.

*Broughton in Amounderness Neighbourhood Development Plan*

2.11. 2 This unique character, providing historical setting to Ladyewell Shrine, could be compromised without strict adherence to Policy EN1 of the Local Plan for development in open countryside.

2.11. 3 Such development must not be within the defined Area of Separation between Houghton, Goosnargh, Whittingham and Grimsagh, as designated under Local Plan Policy EN4. This is necessary to protect the identity and distinctiveness of these settlements. The Central Lancashire Local Plan evidence base supports the retention of this area of separation.

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## **BUSINESS & ENTERPRISE**

3.1.1 Broughton is home to over seventy businesses, shops, and farms. The area boasts several major employers, including the Lancashire & Cumbria Ambulance Trust HQ, Broughton Park Delta & Ibis Preston North hotels. There are two schools Broughton St John Baptist Primary & Broughton High schools both of which are judged outstanding by Ofsted. Additionally, there are numerous small businesses and a considerable number of individuals who work from home. According to the latest audit, over four hundred people commute to the village daily.

3.1.2 The 2021 Census revealed that over 1200 people were employed within the designated area, a significant increase from the 840 economically active residents in 2011, which accounted for less than half of the total resident population. Many residents work nearby, particularly in the Preston East Employment Area along Eastway. However, over 25% of residents commute outside the area to cities such as Manchester, Blackpool, and Bolton due to the motorway links.

3.1.3 In the planned area, one of the most noticeable features is the presence of several employers offering services to the public. These include a private clinic providing podiatry, chiropody, and physiotherapy in the village centre; hairdressers and barbers; a music school; an education centre; and an aquatic shop.

3.1.4 Broughton has a local convenience store and another convenience store at the petrol filling station, both located on Garstang Road.

3.1.5 The village Post Office closed in 2016. The nearest ones are in Fulwood & Billsborough.

3.1.6 The small shopping parade on Northway off Woodplumpton Lane includes a Therapy firm, a hairdresser, a private dentist, and specialist running shoe store.

3.1.7 There is a private hospital (off Durton Lane) and a specialist neurological centre (Sue Ryder) south of the motorway. However, there are no GP facilities or a pharmacy, these are accessed in Fulwood, Garstang & Goosnagh.

3.1.8 The village boasts two pubs/restaurants The Broughton Inn and The Phantom Winger as well as two restaurants Pepper Bistro & The Italian Orchard in addition to the restaurant at Broughton Park. The Toll Bar Cottage Cafe has served as a community meeting place and café since it opened in 2021.

### **Existing Development Plan Policy**

3.1.9 The Central Lancashire Core Strategy and Preston Local Plan policies state that all sites and premises currently used for employment should remain designated for that use unless there are strong reasons to repurpose them for other uses (CS Policy 10; PLP Policy EP2).

## *Broughton in Amounderness Neighbourhood Development Plan*

3.1.10 In the case of retail and service facilities, these plans also provide for the identification of town and local centres that should be protected specifically for such uses (PLP Policy EP4). However, there are no identified local centres in Broughton. According to these plans, proposed new developments for retail and similar use should be directed to such centres or to sustainable locations.

3.1.11 Land allocated for development in Broughton Parish South as part of the Northwest Preston Masterplan is for residential led mixed use development that can include new local centres and schools. Yet these have not been developed.

3.1.12 The Core Strategy encourages appropriate growth of rural businesses and rural diversification including visitor facilities and the sensitive conversion of and alternative use of farm buildings (CS Policy 13 Rural Economy).

### **Consultation and Issues**

3.1.13 The Broughton Neighbourhood Development Plan for the area created both opportunities and challenges for business growth post bypass and new housing developments.

3.1.14 The bypass has removed through traffic from Garstang Road, making local premises more easily accessible by car and creating an attractive and pedestrian/cyclist-friendly environment. This has allowed the village to attract, support, and retain the local shopping and other facilities that it had long lacked.

3.1.15 The Broughton Neighbourhood Development Plan does not call for allocating more land for business or employment use because there are already enough available sites in the local area and there are more local jobs than people in the workforce. The redundant DEFRA site in Barton has permission for 40+ started units. Allowing more commercial development could lead to increased traffic, including commercial vehicles, in the village centre, which would negatively affect its character and appearance.

3.1.16 Consultation and analysis have identified issues that the local community has highlighted in the 2022 to 2024 consultations.

3.1.17 There are some key services missing such as access to a Post Office (even if this is on a part time basis) and a pharmacy but to some extent this is mitigated by home delivery services.

3.1.18 There are issues with broadband in parts of the village which need resolving.

3.1.19 There are issues with parking in the village centre which stops people using the village service providers such as the chiroprapist. The plans to increase the size of the village car park should help this.

3.1.20 **The key problem is the lack of school places** both at primary and secondary levels to accommodate the children moving into the new developments. This cannot be addressed in this plan as it is a county wide issue. The expansion of

the primary school will go some way to mitigate the issue but the Parish Action Point will be pursued in relation to a non-denominational primary academy.

3.1.21 Consultation and analysis have identified issues that the local community has endorsed in the 2022 and 2023 consultations.

## **Neighbourhood Plan Policies**

### **BE1 DEVELOPMENT FOR BUSINESS & EMPLOYMENT USES**

**Will be permitted.**

**BE1.1 is allocated for this purpose in the Central Lancashire Core Strategy, the Preston Local Plan and the successor Central Lancashire Local Plan once adopted.**

**BE.1.2 on sites where it can be demonstrated that there is no detrimental impact on residential living conditions, highway safety or local environmental quality because of associated vehicular traffic and there is conformity with other policies in the development plan including this plan.**

3.1.22 The wider Preston area has an abundance of business and employment land and provides accessible local employment opportunities for residents. Local employment exceeds the local workforce. The character, appearance, and environmental quality of the area will be significantly improved after the bypass is constructed. It is crucial to carefully manage business development to ensure that the impact of new development and associated activity and traffic does not diminish these benefits.

3.1.23 The Parish Council aims to promote combined living and small-scale employment space. The village is home to over eighty businesses, with 80% of them being residential based.

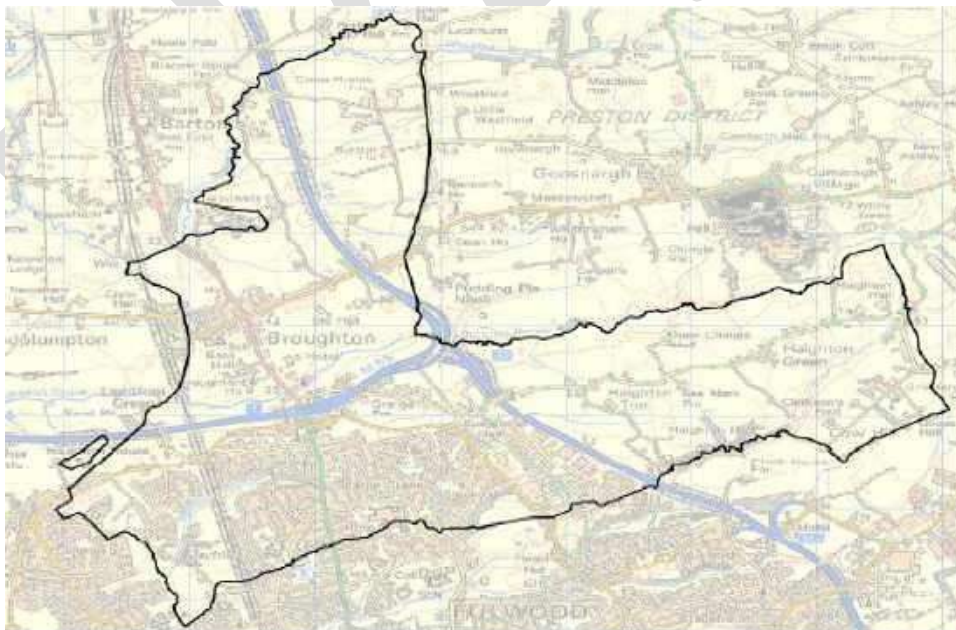
## **INFRASTRUCTURE & COMMUNITY FACILITIES**

4.1.1 Broughton Parish is unusual in terms of community identity, facilities, and activity in that:

- The motorway network divides it into three discrete areas.
- Local community facilities are dispersed across the parish rather than being concentrated in Broughton Village. They often serve a much wider catchment taking in the more populous adjoining urban suburb of Fulwood in North Preston.
- The new developments to the south of the motorway that are part of the Northwest Preston Development Area, the linear developments to the East along Whittingham Lane and the developments in the village centre have doubled the number of properties in the last five years.

4.1.2 The wider catchment of Church of England parish with related facilities including Broughton's Church of England Primary school and parish church are a direct consequence of the church parish being one of the largest 200 parishes in England, with less than 20% being in Broughton civil parish and the majority covering a large part of Fulwood.

4.1.3 Demand for primary & secondary 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 primary & secondary schools. The new developments have exacerbated this situation.



4.1.4 The Parish has within its boundaries:

1. Broughton St Johns Baptist Parish Church
2. Church of England Primary School:
3. Broughton High School

4. Thriving local Scouts and Guide Groups.
5. Broughton & District Sports and Social Club in the heart of the village - this is a private members club with a much wider catchment.
6. The most attractive rural section of the Guild Wheel with a dedicated cycle lane on the Garstang Road that is enjoyed by both cyclists and walkers from the local area and across Preston.
7. A network of other attractive countryside footpaths.
8. Fulwood and Broughton Cricket Club on its southern boundary.
9. Two pre-school nurseries one in Broughton Village and one in Broughton Parish East at Fernyhalgh.
10. A Dental Surgery podiatrist and Physiotherapists
11. St Marys Roman Catholic Church, Fernyhalgh and Ladyewell.
12. A Mosque beside the Motorway junction off James Towers Way that currently has planning permission.
13. Significantly enhanced public realm in the village centre because of the completion of the bypass.
14. Use of the King Georges Field by local youth football teams.
15. The Toll Bar Cottage, community meetings rooms and café.

4.1.5 There are plans to enhance the Village centre and through the Parish Action Plan add other community facilities and activities in Broughton Village:

1. Plan which are with the local authority which would improve the King George's Field, renovate the play area and landscape, and increase the capacity of the car park.
2. A multi-use community building for local groups.
3. Provide allotments and a new park for significant dual use of school and private facilities.
4. The Parish council aspires to work with the Primary school to increase its capacity or with others for a non-secretarian primary academy
5. The Parish Council aspires to have a satellite GP's surgery & pharmacy within the village.

### **Existing Development Plan Policy and Associated Proposals**

4.2.1 The Central Lancashire Core Strategy and Preston Local Plan set out policies to ensure that:

- Local communities have sufficient community facilities provision.
- Everyone can 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)

4.2.2 Preston Local Plan Policies and Guidance for the development of Northwest 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*. A Local Centre comprising local convenience store and health centre forms part of the approved plans for the Story Homes development Durton Manor north of Eastway.

4.2.3 The Masterplan for Northwest Preston includes a masterplan framework for the development of the major development allocation between Eastway, the M55 and M6 (see below). This is currently under construction with the final phase to be completed by 2026.

4.2.4 The Durton Manor (Story) development has a play area and greenspaces. The Persimmons development of homes northeast of Durton Lane includes a centrally situated public open space yet to be completed.

4.2.5 The Masterplan does not include any additional local schools within walking distance of these developments or the wider plan area. 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**

4.3.1 The community feel that the central area of the village has improved with the opening of the bypass and village realm works. Unfortunately, there is a downside with speeding through the village, drivers ignoring the slow sign at the crossroads and anti-social parking.

4.3.2 The residents would like to see the plan address the lack of public space, the problems with traffic and parking, future developments especially their design, health facilities and improve the linkage between the three parts of the parish.

4.3.3 In the initial plan the need for a café, meetings space, community building was identified. The Toll Bar Cottage has partly met this need with the community café and meeting rooms. However, the current building is too small for a community building and in use by the café during the day. The need for a larger multipurpose community building is part of the ongoing Parish Action Plan. (on website)

4.3.4 The initial plan also identified the need for allotments and with the additional fifty-two apartments for over sixty's this need has been emphasised.

4.3.3 There have been a number of approaches by developers and sites put forward during the four "call for sites" put out by the Central Lancashire Local Plan for sites for development in the parish.

4.3.4 The needs of 10.3.2 were matched to the possible sites at 10.3.3. These developers were approached. The site to the north within the proposed area of separation off Garstang Road did not respond. The site to the south of Garstang Road also in separation applied for Planning permission for houses which was granted on appeal.

4.5.4 Unlike nearby villages such as Goosnargh, Grimsagh and Catforth; Broughton has no village hall. There is a hall building within Broughton Sports and Social Club, but this is a member's club. Although it can be booked it does not host the traditional range of community activities associated with a village hall and is used for club functions.

4.5.6 The lack of facilities for young people in the village apart from the uniformed organisations are due to a lack of a building to base them in.

4.5.7 The application for a place of worship off Durton Lane received planning permission in 2023.

4.5.8 The charity/community who are developing the Mosque have requested that as part of the reviewed Broughton Neighbourhood Development Plan a cemetery site be allocated and that they are seeking space for a school and community building. The parish council recognises that currently the majority of their community lives in north Preston. This is similar to the Congregation of the St John Baptist church whose community centre is in Fulwood. The Parish Council do not have the power to allocate a site for a cemetery.

### **Broughton Neighbourhood Development Plan Policies**

4.4.1 Completion of Broughton Bypass has removed the queuing traffic, noise, fumes, and delay that prevented the centre of the village developing as a community hub and that have contributed to the loss of local shopping and other facilities. The public realm in the village centre is now much enhanced.

4.4.2 It is a key Broughton Neighbourhood Development 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 and to enjoy a range improved facilities and leisure activities centred on or close to the heart of the village

4.4.3 The Central Lancashire Core Strategy Policy 25 and Preston Local Plan Policy WB1 support the development and protection of community facilities subject to them being economically viable no alternative provision and still relevant to local needs. In accordance with these policies this plan seeks to protect and enhance the range of community facilities available within the plan area particularly to address deficiencies within Broughton Village.

#### **ICF 1 COMMUNITY FACILITIES**

The following site will be allocated for community facilities as shown on the plan below:

#### **Land to the east of Broughton & District Club and the west of James Towers Way**

Proposals for the above site **should/will/would provide/include** the following:

- **Nursing Home**
- **Community building and community garden**
- **Nursery or pre-school**



**Plans for Community building, community garden, nursery & nursing Home (north corner of the development)**

4.5.1 The site of Garstang Road to the southeast next to the current Pinfold Manor development responded positively to our initial enquiry and as a result a “masterplan” was produced. This has been consulted on at several Village Information Sessions and a further consultation in June 2024. This site will deliver as well as housing, a community building, community garden, allotments, a new park, and additional land for the primary school to enable the additional classrooms to be built to increase its pupil numbers. A letter of commitment has been agreed with the developers. The site will include a nursery and a nursing home, the need for both of which has been determined in the Central Lancashire Local Plan reports.

**Modular Community Building**



4.1.2 The proposed community building will be of a modular design so that it can be added to as needs is established.



## **ICF2 PUBLIC RIGHTS OF WAY (PROW)**

Developments which would have a detrimental impact on the safety of users or the landscape setting of the PROW network to include public footpaths, bridleways and the Guild Wheel will not be supported. Any proposal which has a negative effect on a PROW/Bridleway, or the Guild Wheel should provide adequate mitigation and improvement measure to ensure the impacted section of the PROW/Bridleway or Guild Wheel is enhanced post-development.



**Guild Wheel**

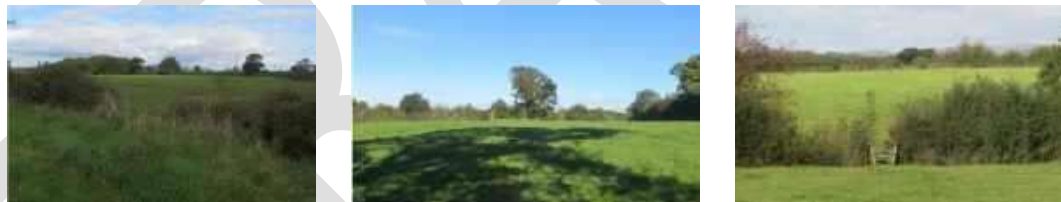


**Guild Wheel route through plan area.**

area.



**Countryside Views from Guild Wheel at Sandygate Lane and South of Broughton High School**



**Countryside Views from public footpaths in open countryside North of the village**

4.5.1 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.

4.5.2 Counts show an average of over 250 cyclists daily using the route through Broughton during the week and this figure rises to four hundred at weekends. These figures do not include the considerable 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.

4.5.3 The areas public footpaths, although in need of some attention, provide an important and valued leisure resource for residents offering attractive views of open countryside and towards the Boland Fells.

4.5.4 The Parish Council Lengthsman will work with the local community and landowners to restore the existing footpaths and bridleways including addressing problems of drainage, and to explore the introduction of new ones to link the Village centre, development areas and outlying parts of the parish.

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## **BUILT ENVIROMENT & HERITAGE**

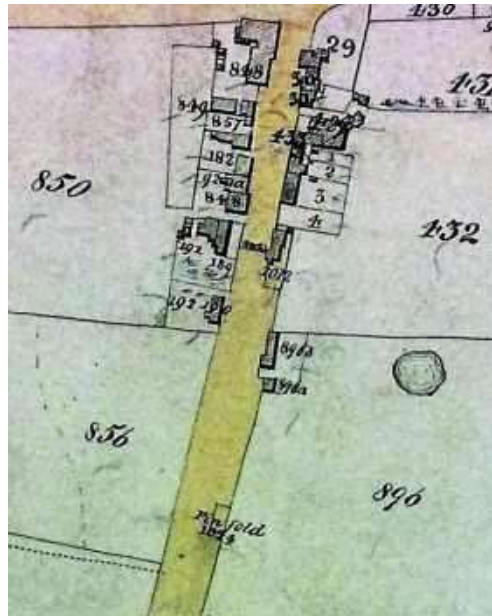
5.1.1 Broughton in Amounderness is a civil parish located north of Preston in central Lancashire. The name Broughton has evolved over the years. Initially, it was referred to as "Brocton" in the Domesday book (1086). Over time, it transformed from Brocton (1200), Brocton (1256), Brocton (1261), Brocton (1262), Brighton (1292), Brocton (1297), and finally, by 1345, it became Broughton. The name "ton" or "tune" means a hamlet or farm, so Broughton refers to the hamlet or farm of Brock. Brock is a Celtic name meaning "badger-like," often used to refer to a person with a white streak in their hair. Therefore, the name refers to the hamlet or farm of a man with a white hair streak dating back to the late 800s. It is called Amounderness to distinguish it from the other four Broughton's in the duchy of Lancaster at Salford, Ulverstone, Cartmel, and Furness.

5.1.2 The parish boundaries today are much smaller than the original ones. The original boundary was the Anglican church parish, encompassing land as far south as Blackbull Lane in Fulwood, as far west as Ingol-head, and to the southeast, it included areas around Fulwood Hall (Preston Golf Course) up until 1935. Today, its boundaries are defined as follows: to the west, the west coast railway line; to the north, Barton Brook; to the northwest, the M6 with the old hamlet of Fernyhalgh; to the southwest, the M55; and to the southeast, the cricket ground.

5.1.3 Broughton has a rich cultural and historic heritage, being mentioned in the Domesday book and having several unique claims. The Broughton C of E Primary School, built in 1590, is the oldest in the country. Several battles during the civil war were fought around the area, and it was the route taken by the 1745 Jacobite rebels 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 increased capacity. The village was chosen due to its proximity to the Plessey factory.

5.1.4 The current village centre is situated around the old toll road crossroad where the coaching inns are located. To the south of this area is the Anglican parish church and the school, while the northern end of the parish is known as Broughton centre. Today, the village centre by the crossroads primarily consists of garages, pubs, houses, and a few specialty shops, divided by a remarkably busy main road. This area is quite different from the time before the 1st World War when there were two blacksmiths, a clog and boot maker, a Hanson cab firm, and a larger joinery firm operated by Richard Hardman. This region is depicted in the 1824 tithe map.

**1824 Tithe Map**



5.1.5 South of the M55, the old hamlet of Durton, which used to have weekly markets, is now the focal point of new housing developments within the parish boundaries. This area is part of the Northwest Preston development and is referred to as Broughton South.

5.1.6 The parish also includes the farm, Catholic Church, and school at Fernyhalgh, a hamlet associated with the Ladyewell shrine in the neighbouring Haighton Parish, which is referred to as Broughton East.

5.1.7 The parish contains mostly working farms, including mixed cereal, dairy, and sheep herds, covering approximately 65% of the parish.

5.1.8 The land slopes from north to south from the crossroads. The eastern land is undulating with streams producing several valleys to the west and a deeper one to the north to Barton parish.

5.1.9 The area has a variety of property types. A large number of the properties along B5269 are low density, large, detached, two-story homes dating from the interwar and post-war periods. These properties are set back from the road with spacious private front gardens and driveways for off-street parking. They are typically constructed of red brick with pitched slate roofs and chimneys, characteristic of the local style. Architectural details are 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 typically defined by hedges, but also include a mix of stone and brick walls. The streets are lined with mature trees, giving the area a lush, green character, as shown on Woodplumpton Lane.

5.1.10 The properties in the historic centre are of much higher density. They consist of Georgian and Victorian terraces surrounding Broughton crossroads. The houses are positioned behind pavements and have a well-defined building and roofline, creating a powerful sense of unity.



*Garstang Road 18<sup>th</sup> Century Cottages*

5.1.11 Many of the properties have a rough rendered or pebble-dashed finish, which currently requires regular painting due to the excessive pollution along the A6. In addition to the historic core and large properties along A6, there has been considerable post-war development including the development off D'Urton Lane and B5269. The largest settlement area in Broughton intersects the B5269 and consists of two-story semi-detached houses and bungalows. The buildings vary in size, but the majority are built from brick, with white rendered detailing or plastic fascia boards on the front facade and pitched slate roofs. The building line varies between streets; properties are laid out in cul-de-sacs and have private front gardens with driveways in most cases, which reduces on-street parking.

5.1.12 The Grade II\* listed St. John Baptist Church is a significant local landmark in Broughton and can be seen on the elevated banks of Blundel Brook. The M55 and M6 motorways have a strong presence in the southern and parts of the eastern areas along the B5269. Mature trees and hedgerows line the roads, providing long views throughout the area.





**Broughton war memorial East side**



**West Side**

## **5.2 Existing Development Plan Policy**

5.2.1 National Planning Policy Framework (NPPF), updated in December 2023, states in section 16 that conserving and enhancing the historic environment requires plans to create a positive vision for the enhancement and enjoyment of heritage assets. Paragraph 196 emphasizes the importance of sustaining and enhancing the significance of heritage assets and utilizing them in ways that are consistent with their conservation. This is supported by the Planning Practice Guidance.

### 5.2.2 Local Planning Policy

**Preston Local Plan 2012-26** identifies the scale of development and allocates sites to meet the development needs of Preston and provides a set of policies to manage change. Relevant policies to the Broughton area include:

***Policy AD1: Rural settlement boundaries***

Development within (or near) the Existing Residential Area will be permitted if 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 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 the degree to which the development proposed would compromise the function settlements.

***Policy MD2: Housing sites***

Land is identified at the Northwest 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.

This co-ordinates 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***

This policy is intended to safeguard the character, unique qualities, and green spaces of specific communities and neighbourhoods, such as Broughton, by defining Areas of Separation and Major Open Spaces. The goal is to ensure the protection of these areas that are most at risk of merging and to preserve their environmental and open spaces.

***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.

**5.3 Consultation and Objectives**

5.3.1 A Heritage and Character Assessment was prepared by AECOM for the original BDNP (2017). This identified key issues, many of which have been improved by the bypass.

5.3.2 However, the removal of the traffic lights has led to numerous accidents, as drivers are ignoring the slow signs and speeding through the crossroads. Please refer to PAP section 12 for more information. Additionally, the bypass has significantly reduced the number of cars in the village centre, while the cycle track and landscaping improvements have enhanced the village approach. As a result, the improved village centre has attracted new businesses, and the overall condition of properties has seen significant improvement.

5.3.3 The features at Broughton crossroads and the Broughton roundabout A6/ M55 junction are uninspiring and of inadequate quality. Please see PAP for details on this section.

5.3.4 Furthermore, there are mature street trees, some of which have Tree Preservation Orders (TPO). Please refer to PAP section 7 for more information.

### **Broughton Village Centre**



### **5.4 Broughton Village Centre**

5.4.1 The red area is the main section of the historic Village the numbers refer to the Heritage register submitted to Preston City Council.

5.4.2 The Parish Council has consulted with the Lancashire Archaeology Service. After their closure, they then consulted with the archaeology department of the University of Central Lancashire. The council has sought advice from these sources and consulted the county archives. The university is now working with the Parish Council on the first identified project of the Pinfold refurbishment. Additionally, advice was sought from the Lancashire Archaeology Society, who are supporting the work on the pinfold/pound.

### **5.5 Broughton Neighbourhood Development Plan Policies**

**HE 1 HERITAGE SITES** The heritage assets identified in the Heritage Register (appendix 4) in this plan and any subsequent reviews shall be protected in accordance with policies EN8 and EN9 in the Preston Local Plan and national guidance.



**Preserving the Historic Setting**

Photos highlighting some of the significant views that contribute to the historic setting.



**Garstang looking west to Old Bank Hall**



**King Georges field.**



**Farm east of the M6**



**Looking south on Whittingham Lane**



**Village Centre post bypass**

*NB: Although being listed on the local heritage register does not impose extra planning controls, it does mean that preserving the building or site as a heritage asset is a priority according to the NPPF. This is an important consideration when deciding on planning applications. Local heritage listing also shows that a building contributes positively to the character of a conservation area. Additionally, locally listed heritage assets within*

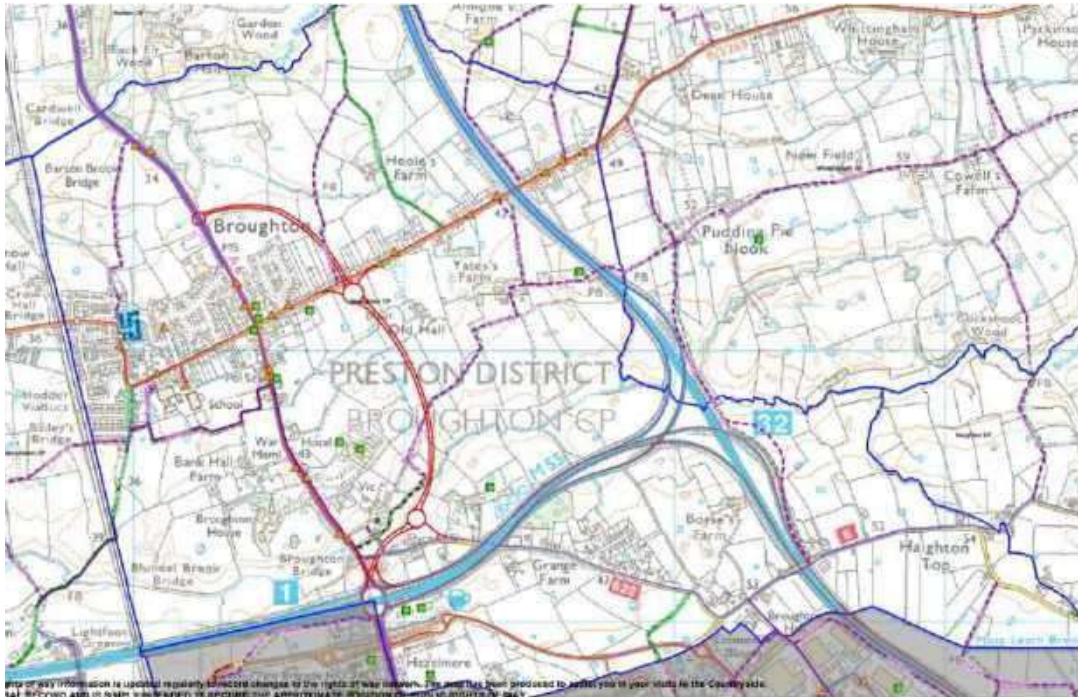
*Broughton in Amounderness Neighbourhood Development Plan*

*conservation areas are also protected from demolition under the Planning (Listed Buildings and Conservation Areas) Act 1990.*

DRAFT

## TRAFFIC AND TRANSPORT

6.1 Broughton is ideally located for access to the North Lancashire motorway network, being on a principal road, one mile north of the M6 junction 32/M55 Junction 1.



*Broughton and surrounding motorway links*

- 6.1.1 The village is bisected east-west by Garstang Road (former A6), and north-south by the B5269 Woodplumpton/Whittingham Lane.
- 6.1.2 Post-bypass works on Garstang Road, and parts of B5269 Woodplumpton/Whittingham Lane have transformed the public realm with the aim to slow traffic speeds. The narrowed road has enabled a segregated cycle lane on Garstang Road as part of the Guild Wheel.
- 6.1.3 Since the completion of the bypass the village centre air quality has improved. But the removal of the traffic lights on Garstang Road has resulted in incidents as impatient drivers ignore the bypass and use it as a through route. The junction is designated as SLOW with Woodplumpton Lane/Whittingham Lane (B5269) as the main Road and the Garstang Road the minor road.
- 6.1.4 The part of the Garstang road that is now the minor road and sections of the B5269 are designated 20mph, although data from the parish council Speed Indicator Device show that these limits are regularly exceeded.

- 6.1.5 Broughton is served by two (40 & 41) busses an hour along Garstang Road: Preston/Garstang then onto Lancaster & Morecambe. A third bus (46) runs from Blackburn via Longridge and the rural parishes to Preston bus station hourly during the day.

## **6.2 Development Plan Policies and Proposals**

*CS Policy 2 Infrastructure*

*CS Policy 3 Travel*

*PLP IN2 Broughton Bypass*

*PLP IN3 Park and Ride Sites*

*PLP ST1 Parking Standards*

*PLP ST2 General Transport Considerations*

## **6.3 Development Plan Policies and Proposals**

Consultations, Village Information sessions, social media, emails, meetings with developers, city & county councilors, city & county officers and informal meetings at the Cottage highlighted concern about the following issues:

- A. The crossroads accidents/poor signage and line of sight.
- B. Lack of adherence to speed limits including 20mph in the village center and on new developments 40mph on James Towers Way and 30mph on Whittingham Lane
- C. Heavy Goods Vehicles along Woodplumpton Lane and Garstang Road, specifically speed, noise and pollution.
- D. Rural footpaths – condition and signposting
- E. Preservation of the Guild Wheel. This is a shared use facility for pedestrians and cyclists; a continuous route circling Preston City, opened in 2012 after 20 years of planning and negotiation. It is a hugely popular, predominantly leisure route which provides recreational and health benefits. However, it is being encroached on by the developments of Sandygate Lane and Durton Lane. On Durton Lane a stretch of the Guild Wheel is on the road that is now used by a 300-dwelling development causing issues with drivers and cyclists
- F. Increased traffic on the local network due to new housing developments.

## *Broughton in Amounderness Neighbourhood Development Plan*

- G. Traffic Speeds not being adhered to or enforced in the parish.
- H. Inadequate parking facilities in the Village at school times or for visiting any village facility. Parking on pavements and in no parking areas.
- I. The condition of road surfaces (especially on Woodplumpton Lane & Sandygate Lane) and pavements (Woodplumpton Lane & Sandygate Lane)



**Sandy Gate Lane**



**Northway**

### **Neighbourhood Plan Policies**

14.4.1 The BDNP will deliver this vision through a combination of: -

- BDNP policies in respect of development and the use of land (See TT policies below)
- Through the Parish Council working in partnership with Lancashire County Council, the Lancashire Constabulary (Lancashire Road Safety Partnership, Highways England and Preston City Council on traffic/parking management, public transport and highway/green infrastructure provision (see Parish Action Points - PAPs)



**Crossroads looking South**



**Garstang Road looking North.**

- 6.4.2 Local Plan Policy ST2 includes general transport considerations for all development proposals. These criteria apply to the safe, efficient, and convenient movement of all highway users, including cyclists, pedestrians, and equestrians.
- 6.4.3 The application of these criteria does not adequately protect the environmental quality of the public realm of Garstang Road, including the Guild Wheel. This is a crucial part of the village's plan, which includes a purpose-designed Guild Wheel cycle lane and wide pavements. These features will be set within an attractive, tree-lined historic route passing through the countryside, and will connect the village centre, high school, playing fields, pre-school, and Sports/Social Club in the north with major residential developments, the church, and the primary school in the south.
- 6.4.4 The application of these criteria does not adequately protect the environmental quality of the public realm of Garstang Road, including the Guild Wheel. This is a crucial part of the village's plan, which includes a purpose-designed Guild Wheel cycle lane and wide pavements. These features will be set within an attractive, tree-lined historic route passing through the countryside, and will connect the village centre, high school, playing fields, pre-school, and Sports/Social Club in the north with major residential developments, the church, and the primary school in the south.
- 6.4.5 Developments that introduce high levels of vehicular traffic to this area may not necessarily compromise the safety, efficiency, and convenience of highway users, as the bypass has reduced traffic volumes. However, this alone will not create a unified and enjoyable environment along this route.
- 6.4.6 The quality and appeal of the area for cyclists and pedestrians are crucial for encouraging sustainable transportation choices, supporting the vitality and success of the newly designated village centre and local businesses, as well as for promoting the use of community facilities, including improved playing

fields, and for informal leisure, recreation, and preservation of the village's character and heritage.

**TT2 GUILD WHEEL - Proposals should aim to protect and enhance the Guild Wheel cycle and pedestrian route. This includes providing facilities for cyclists and pedestrians, such as safe and secure cycle parking, as well as convenient and safe access routes. Any proposals that would negatively impact the safety, enjoyment, or overall experience of users will not be approved.**

6.4.7 The Guild Wheel cycle/pedestrian route has been a remarkable success with cyclists of all kinds and walkers, including families. The section from the motorway bridge in Broughton up to Sandy Gate Lane and across to Garstang Road offers beautiful countryside views. The Parish Council will collaborate with LCC to improve the section along Durton Lane where cyclists and drivers are not separated.

**TT3 PUBLIC OFF STREETCAR PARKING. The extension of the car park to King George Playing Fields will be supported. Any residential developments in Broughton must include off street Parking.**

6.4.8 The only public off-streetcar parking available within the village is the small car park situated in front of the playing fields (refer to the plan on the following page). This car park caters to park users, parents dropping off or picking up children from the nursery and the high school, as well as local service facilities that do not have their own parking spaces. For the park to be used more frequently as a local facility and for nearby shops to thrive, it will be necessary to create additional parking spaces. Initial investigations indicate that this can be accomplished without negatively impacting the park's character and appearance or the broader area.

## **STRATEGIC ENVIRONMENTAL ASSESSMENT AND HABITAT REGULATIONS ASSESSMENT - SCREENING.**

JBA Consulting was commissioned by Broughton Parish Council to undertake screening assessment for the original Neighbourhood Plan in 2017. In 2023 they were commissioned to update the SEA and HRA screening report.

The JBA report presents the findings of the SEA screening to determine whether an SEA of the updated Neighbourhood Plan is required. It determined that due to the nature, scale, and location of the policies within the plan, that the updated Neighbourhood Plan does any policies updating regarding the reviewed SRA. The plan would not give rise to significant environmental effects, there was no significant effects on European Sites within the plan area or within 10km of the boundary. This advice was reviewed in 2024 and remains the same.

JBA have not updated the HRA, as there are no European sites within proximity to the designated Neighbourhood plan area. They do not anticipate the revised plan would change the outcome of the previous HRA screening.

JBA reviewed the possible sites for allocation in 2016.

The allocated sites were:

- (i) The site adjoining the Broughton Club accessed of Whittingham Lane now has planning permission.
- (ii) The site fronting onto Garstang Road next to the access drive for the Open Reach Site. The owners of the land have withdrawn the site and are using it for grazing.
- (iii) The site of "park house" accessed of the Garstang Road to the south of Toll Bar Cottage has been fully developed.

The sites reviewed in the SFA that were possible for development as a new public park, allotments, a new car park and additional PROWs were contacted.

- (i) The site to the north-east of the crossroads accessed off the Garstang Road has in addition to the main gas pipeline in the south of the site identified in the initial report now has a mains water pipe in the north section. The owners were contacted and did not respond.
- (ii) The site to the south-west of the crossroads accessed of Garstang Road is in the Area of Separation. They responded stating they were seeking planning permission for development. They applied twice in 2021 & 2023 and appealed in 2024. Even though this was against CLCS & PCC adopted plan the inspector granted Planning permission citing the two developments also within the Area of Separation that were granted on appeal in 2018 (prior to the adoption of the BNDP) as PCC at that point could not demonstrate adequate land supply. Currently Preston has an adequate land supply.
- (iii) The site adjoining the current development Pinfold Manor referred to as the "Broughton Masterplan" owners (Dickson Trust) responded and have engaged with the Parish Council. This site will deliver significant "community benefits" as sited in section 10.

## **MONITORING AND REVIEW**

The initial Neighbourhood Plan covered the period 2016 to 2026. The revised plan will cover 2024 to 2036. Development will take place during this time both in the



## *Broughton in Amounderness Neighbourhood Development Plan*

Parish and outside of it and will have an impact on the community as well as on the physical fabric and environment of the area.

The Parish Action Plan has been updated quarterly and presented at Parish Council meetings. It is available online and discussed at the Village Information Sessions. This has been a successful process, and it is intended to continue.

In April 2021 a formal community wide consultation in the form of a questionnaire was undertaken with hard copies delivered to all the dwellings in the Parish. The questionnaire was also available online.

In August 2022 as the Central Lancashire Core Strategy (now called the Central Lancashire Local Plan) review restarted after Covid and as the three allocated sites within the BNDP designated area had been used, (see 13.4.1) the decision was made to review the BNDP. Further consultations took place in the summer of 2023 and 2024 plus specific consultations on the park plans in autumn 2023 and spring 2024.

In September 2022 the current plan was discussed with Preston City Council Officers who identified where changes would be helpful. Their ongoing support and review of this plan has been extremely helpful.

One of the biggest changes in national planning policy since the original Neighbourhood Plan was adopted is a greater emphasis on design and 'Building Beautiful'. With the support of "Locality" a Design Code was commissioned from AECOM. This is included as an appendix within the plan and is implemented with appropriate policies.

The Parish Council started its formal review of this plan in October 2022. There were delays as the CLLP as their end date moved the April 2025. A further on-line survey was carried out in summer 2023 and summer 2024.



***Broughton bypass opened in October 2017 & was named after Private James Towers of the 2<sup>nd</sup> Battalion of the Scottish Rifles who was awarded the VC on for actions of bravery on the 6<sup>th</sup> of October 1918. He lived with his family at Church Farm in Broughton.***



**The renovated Toll Bar Cottage opened in September 2021 and is managed by Broughton Parish Community Charity as Community meeting rooms & café.**



**Co-op convenience store**



**Village centre landscaped**



**Design for Mosque**



**The Watermills over sixty's supported living apartments**

## **APPENDIX 1 CONSULTATION FOR REVIEW**

The documents used to inform this review are listed below.

### **ADDITIONAL DOCUMENTATION**

1. Broughton in Amounderness: basic conditions statement October 2017 version updated January 2024
2. Broughton in Amounderness: consultation statement October 2017 version updated January 2024
3. Broughton in Amounderness: consultation statement February 2024
4. Aecom Report December 2024 & February 2024
5. Evidence base: Red file (see index in consultation statement)
6. Sources & press cuttings
7. Broughton-in-Amounderness Neighbourhood Plan: Landscape/visual appraisal of small-scale housing sites (JBA Consulting October 2017)
8. Broughton-in-Amounderness Neighbourhood Plan 2016 - 2026 (JBA Consulting October 2017) Strategic Environmental Assessment and Habitats Regulations Assessment & February 2024

### **KEY SOURCES CONSULTED**

#### Documents

National Planning Policy Framework  
Central Lancashire Core Strategy  
Central Lancashire Highways and Transport Masterplan  
Preston City Council Local Plan 2012-2026 (adopted 02/7/15)  
Northwest Preston Masterplan Area  
Localism Act 2011 and later amendments  
Housing White paper 2017  
Environmental Community Plan for Preston 2015-16  
Relevant EU legislation  
Human Rights Act

#### Websites

<https://rtpi.org.uk/planning-aid>  
[www.locality.org.uk](http://www.locality.org.uk)  
[www.ourneighbourhoodplanning.org.uk](http://www.ourneighbourhoodplanning.org.uk)  
[www.gov.uk/guidance/strategic-environmental](http://www.gov.uk/guidance/strategic-environmental)  
<http://www.pas.gov.uk/neighbourhood-planning>  
[www.gov.uk/.../publications/neighbourhood-planning](http://www.gov.uk/.../publications/neighbourhood-planning).

We would like to thank other parishes who were consulted, for their advice and support.

## **APPENDIX 2 DESIGN CODE**

### **Separate report**

## **APPENDIX 3 PARISH ACTION POINTS**

The current Parish Action Plan has been replaced by a new one based on the following PAPs' and the unresolved issues in the previous plan (2017-2024) adopted by the Parish Council in November 2024.

### **PAP NE1 TREES The Parish Council will**

- **Review the extent of local Tree Preservation Orders and, where appropriate, put forward proposals to the Local Planning Authority for further Orders.**
- **Agree with Preston City Council a plan for the management and future replacement of ancient street trees and maintenance of hedgerow tree.**

P1.1 Trees, whether in belts (e.g. lining Garstang Road), coppices or individually contribute hugely to the quality of Broughton's natural environment and to local wildlife. Their preservation and proper management are crucial to retaining this quality, and in safeguarding the rural character and appearance of the area.

P1.2 Whilst many trees are protected by Tree Preservation Orders, it is important that these be reviewed given the development pressures on the area. It is also important that the Parish Council work with the local authority to ensure that avoidable losses are prevented through proper management and replacement.

### **PAP NE2 DRAINAGE**

#### **The Parish Council will**

- **Identify sections of public rights of way the use of which is deterred by poor drainage, and work with landowners to agree and implement solutions to overcome these barriers to their full use and enjoyment by the local community.**
- **Lobby the County Council and Statutory Undertakers for action where drainage problems are the consequence of damage to public drainage infrastructure.**
- **Ensure that a scheme is progressed to ensure King George V Playing Fields are properly drained and can be enjoyed for sport and informal recreation (see PAP \* Community Facilities)**

P2.1 Sections of the public footpath network particularly north of the village become unpassable during wet weather and the winter season, reducing their recreational value and contribution to the health of the local community.

P2.2 King George V Playing Fields is poorly drained. Some work has been done by the Parish Council to clear the drains and culverts and the football club to

improve the pitch area. The scheme will address the areas in the field that still need work and renovate them. Broughton High School's playing fields have collapsed drains and waterlogged areas meaning they have been unsafe and unused for over three academic years. The culvert works on Garstang Road completed following the opening of Bypass, the poorly drained KGV field and the developments have all exacerbated this issue.

- P2.3 The Parish Council is also addressing drainage of King George V Playing Fields as part of a wider scheme of improvements to ensure that this returns to being a well-used community resource. This scheme is being funded through Community Infrastructure Levy (CIL) contributions and there is potential for this funding to be accessed to address wider drainage problems that restrict community use of public areas and footpaths. The High school field is being reviewed by the local authority.

### **PAP NE3 FLOODING**

**The Parish council collate and report to LCC highways, United Utilities, and developers any areas of flooding in the Village. The PC will review all planned developments to make sure they do not exacerbate any of the current issues both in the Parish and in surrounding areas where they impact on the water courses in the Village.**

P3.1 The increased development both in the Parish and surrounding areas has increased the flooding in the village:

P3.2 Blundell Brook: this runs in the south of the village and to the east of James Towers way. As a result of climate change causing heavier rainfall this stream floods the parish church, cemetery, and properties on the southwest side of Garstang Road. The developments downstream from Broughton have increased the outflow, and the stream backs up at several places along the route.

P3.3 Road flooding; there are several areas where the roads regularly flood apart as well as the area around Blundell Brook, such as Woodplumpton Lane floods at the UU site, Sandygate Lane Bridleway & Guild wheel route floods near the Avenues development.

**PAP BE4 Broadband coverage: the Parish Council will pursue/ work with LCC to enable the whole parish to access superfast broadband.**

**PAP ICf5 The Parish Council will work with the Health Authority to improve access to an NHS dentist and a pharmacy.**

**PAP ICF6 The Parish Council will work with Post Office counters to reintroduce a service to the village.**

## Broughton in Amounderness Neighbourhood Development Plan

P6.1 The Post Office closed in 2017 and was not replaced. Up until September 2023 there was a service at the Broughton & District Club weekly this has ceased and will not be replaced.

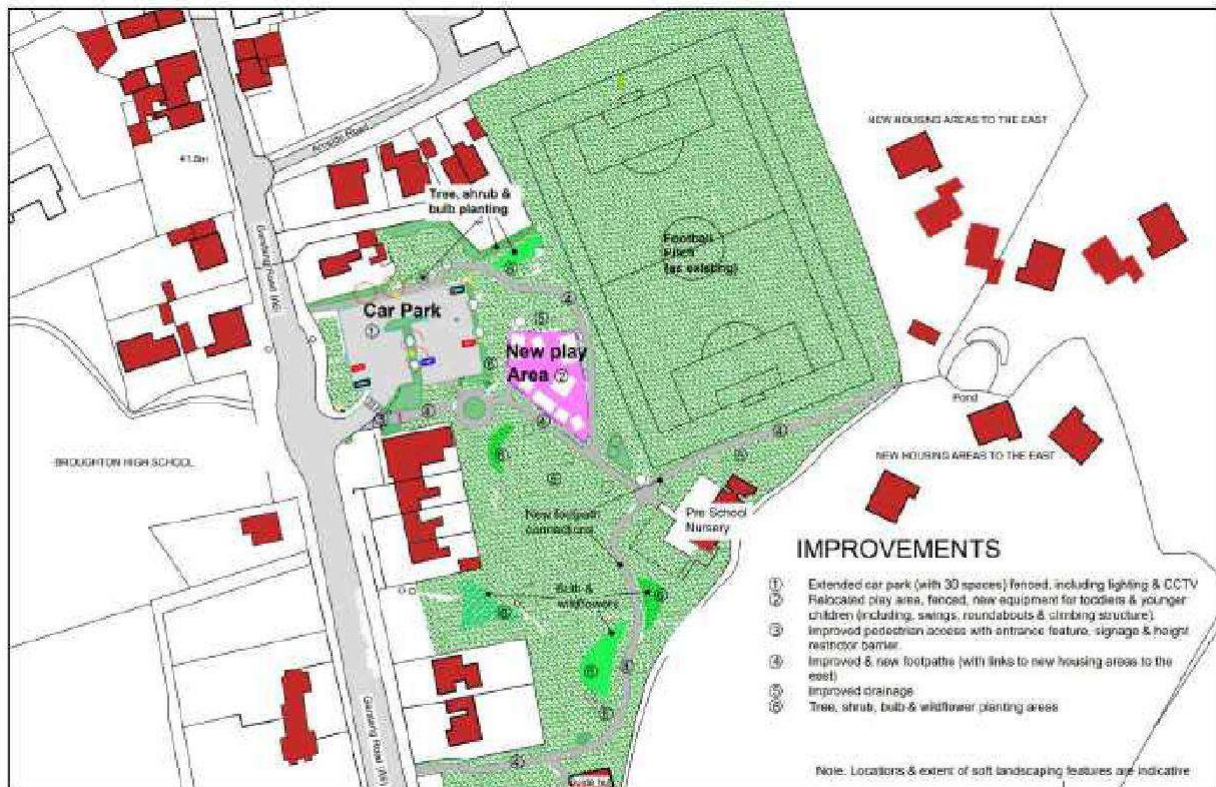
**PAP ICF7 the Parish Council will continue to work with developers to enable the community to benefit from any potential development.**

P7.1 The Parish Council will work with Lancashire County Council to allow the expansion of the high school car park. This could be by utilising the redundant United Utilities site on Woodplumpton Lane as a visitor's car park.

P7.2 The Parish Council will work with Wainhomes to enable a site for a new building for the Broughton Scouts and the Diocese to identify land for the primary school field for expansion.

**PAP ICF8 A comprehensive package of improvements will be delivered for King Georges Playing Fields.**

### King Georges Field Plans



King George V playing field Broughton  
PROPOSED SITE MASTERPLAN

Scale 1:1250 @ A4  
Drawn M.K.A.  
Section: Landscape Design

Date 11.06.2024  
Dwg No L.KI.0387.030





**King Georges Field Plans: North East corner**

- P8.1 Through its poor drainage, King George V Playing Fields is an underused 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 wet, bleak, and uninviting space in other seasons and weathers. A local youth uses its football pitch team Buildings in the field are the base for the Pre-school, Guides, and changing facilities for the football team.
- P8.2 The playing fields do not have particularly good pedestrian access for 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.

**PAP ICF9 The Parish Council will work with Lancashire County Council to support proposals to generate additional places at the Primary & Secondary schools in the parish.**

**PAP ICF10 The Parish Council will work with Lancashire County Council or private organisations to support proposals to build new academies for both Primary & Secondary schools.**

P9.10.1 There has been a significant increase in the number of children living in the Parish who are unable to access primary or secondary place in the local schools. This is due in part to the new schools planned in the Northwest Preston development area not yet being built and the lack of planned provision for the developments north of the M6/M55



P9.10.2 As a result of the co-operation with the developer of allocate site two the primary school is gaining a second field to enable the expansion of the primary school to be achieved.

### **PAP BEH10 Heritage Assets**

**(A) The Parish Council will work with Preston City Council and Historic England to secure: -**

- **The local listing of buildings, structures, and sites within areas around Broughton Village, Broughton St John Baptist Church hamlet including the lime trees on Church Lane planted in 1935 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**
- **The potential designation of Assets of Community Value**

**(B) The parish council will work with the community to:**

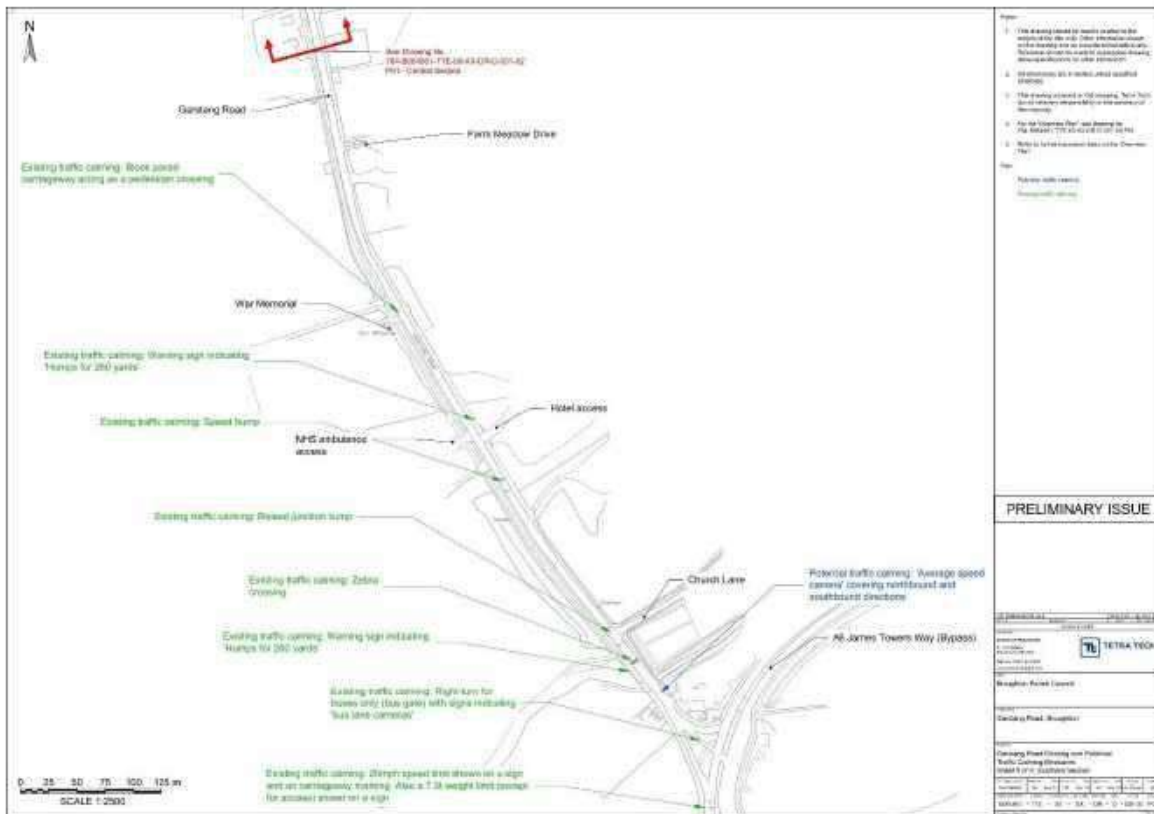
- **Manage and update a local register of heritage assets to preserve the historic centre of the Village, in conjunction with Preston City Council**
- **Ensure that heritage assets are brought into or kept in a good state of repair. Detailed mapping of all trees within the area, including TPO's**
- **Detailed 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 residents a detailed mapping and review exercise of PRow with the quality of accessibility, management, and upkeep of these.**
- **Consideration for the introduction of new and connecting routes where merited.**

**PAP TT11 Proposals to reduce the speed of traffic through the village crossroads, along Garstang Road, A6, Whittingham Lane & Woodplumpton Lane to make the roads safer for vehicles and pedestrians will be pursued by the Parish Council.**

P11. Woodplumpton Road remains a busy east-west route and with residential frontages close to the highway, residential amenity is particularly vulnerable to passing heavy goods traffic. Such traffic also passes through the crossroads and the village centre and along Woodplumpton Lane at speeds over the limits.



## Proposals Garstang Road North



## Proposals Garstang Road South

The potential traffic calming measures are shown on the draft plans above. The existing traffic calming measures are shown in green text and the potential traffic calming measures in blue text.

These suggestions shown on the attached drawings should be considered as aspirational traffic calming ideas. The drawings show the potential traffic calming measures that are likely to be feasible, subject to design and public consultation.

In summary, there is scope to introduce additional traffic calming measure on Garstang Road, which will assist in reducing traffic speeds and in deterring potential rat-running.

**PAP TT12 ON-STREETCAR PARKING** The Parish Council will try to ensure appropriate enforcement measures are implemented by the City, Council, and police authorities in accordance with the appropriate Parking Regulations particularly along Garstang Road, Whittingham Lane, Woodplumpton Lane and Eastway.

P12.1 On-streetcar parking can pose a risk to both the safe and convenient passage of highways and to the quality of the public realm.

**PAP TT13 PARK AND RIDE** Proposals to deliver a Park and Ride site from the site indicated on the Local Plan Proposals Map have not progressed. The

**Parish Council will actively investigate alternative uses for this strategic site in consultation with local communities.** See also 10.3.5

P13.1 Allocated as a park and ride site in the 2012 Preston Local Plan and the central Lancashire core Strategy it has not been progressed. During consultation in 2023, the Muslim community that has planning permission for a new Mosque nearby have requested that the Review group look at a new cemetery within the Parish. This could be an appropriate site as it has good highway links and could accommodate the need.

**PAP TT14 PUBLIC TRANSPORT – The Parish Council will identify difficulties and deficiencies in such provision particularly for the elderly and disabled (There are two supported living sites in the Village) and raise these with service providers, the Highway Authority and Preston City Council.**

**PAP NA15 & TT15 PUBLIC RIGHTS OF WAY – The Parish Council will continue to regularly review the condition of paths and stiles and the adequacy of associated signage and, subject to resources and landowner agreement, seek to address any deficiencies and make improvements including the provision of benches. It will also pursue the improvement of the Public Rights of Way network such that these footpaths provide good linkage between areas of the Parish.**

P15.1 In addition to the Guild Wheel there is a wider network of public footpaths and bridleways, the use and popularity of which is constrained by their poor condition and inadequate signage. If these issues can be addressed there is scope for much increased use of this resource by both residents and the wider population providing very significant recreational and health benefits.

P15.2 The Parish Council has enhanced the Role and increased the hours of the Village Lengthsman to enable the identified work to be completed.



**Garstang Road Cycle lane: Guild Wheel stretch**

**PAP 15 Links to Broughton South/East**

**The Parish Council will work to improve the links between Broughton south/east and Broughton Village by improving the footpath links (Policies: RS2 & ICF1) by working with the planners, developers and City & County Council specifically in this area.**



**Fernyhalgh War Memorial**

## APPENDIX 4 LOCAL HERITAGE LIST

### Broughton in Amounderness Heritage register

Property & Heritage register number	Type of building *	Age of property	Architectural significance: is it still substantially the same as when it was built, is it by a significant architect or style, is it an important part of the setting, is the building method or materials significant	Historic significance: is it associated with famous people, families or events Is its setting of historic importance, does it relate to local social, religious, or economic history	Townscape significance: does it have a visual impact in its setting and is it a significant part of the townscape
<b>LISTED</b>					
Bank house	House	late medieval	A late medical manor house or farmhouse, later converted into two dwellings, it has a timber-framed core, including a full cruck truss. It is clad in brick which is partly rendered and has a slate roof. The building has two storeys, and a T-shaped plan, with a front of six bays and a rear wing. The windows are sashes. Inside are a large inglenook and a bressumer.	Singleton Family, linked to the catholic martyrs, also built Broughton Tower. Associated with the Grace Pedder Locket and Bonnie Prince Charlie	Part of a complex that was the Bank Hall hamlet

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St John's Church	Church	1533	<p>The oldest part of the church is the tower. The rest of the church was rebuilt in 1823 by Robert Roper, and further additions were made in 1905–06 by Austin and Paley. It is in sandstone with slate roofs, and consists of a nave, a north porch, a chancel with an organ chamber to the south, and a west tower. The tower is in three stages with diagonal buttresses, an embattled parapet, and a southwest stair turret.</p>	<p>Chancel by Austin &amp; Paley, stained glass chancel scheme by Powless others by A F Erridge 1952, Jabe Gray 1985. Window of 1999 by Halton-Stained Glass. Monument Roger Langton 1719. Brass Edward Wilson 1908</p>	
The schoolhouse	School	1843	<p>The school is in sandstone with a slate roof and is in Jacobean style. It has a single storey with three wide bays, and there is a later wing at the rear. On the front are buttresses and windows, three of which have three stepped lights under gablets. To the left is a porch with a Tudor arched doorway, above which is a panel and a</p>	<p>This was built on the site of the first grammar school with a deed granted in 1597</p>	

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			crowstepped parapet, and there is a similar porch behind the right bay.		
Church Cottage The Inn of the Board or Church Inn	Industrial	1810	The cottage has been restored and converted into a museum. It is in rendered brick with a thatched roof. The cottage has two bays, the first bay with 1 1/2 storeys, and the second bay with two. At the rear is a lean-to extension. In the first bay is a casement window, and in the second bay are sliding sash windows in both floors	Tuson family	
Mounting block, by Church Cottage, <i>moved from Crow Hall</i>	Structure	18th C	The mounting block is by the entrance to the Church Cottage. It is small and in stone, and consists of two steps		



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<p>Stocks by Church gates, moved from D'Urton Green??</p>	<p>Structure</p>	<p>18th C</p>	<p>The stocks are near gateway to the churchyard of St John the Baptist's Church and were restored in 1902. They consist of two stone slabs, with two wooden beams and metal shackles, and have housing for two occupants. Behind is a stone bench carrying an inscription relating to the restoration</p>		
<p>Sundial in graveyard NE</p>	<p>Structure</p>	<p>18th C</p>	<p>The sundial stands to the south of St John the Baptist's Church. It is in stone, and consists of an octagonal vase-shaped pedestal with a moulded square foot and cap. On the top is a brass plate and a gnomon 18th century.</p>	<p>Church Cross or pillar made of millstone grit, moved to the graveyard in 1818 now used as the plinth for the listed sundial</p>	
<p>Milestone, in layby off Garstang Road north of crossroads</p>	<p>Structure</p>	<p>mid to late 18th C</p>	<p>The milestone is in stone and has a triangular plan with convex sides and a rounded top. The sides have panels with the distances in miles to Garstang and to Preston</p>		<p>The only one left in the parish</p>

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<p>St Mary's church &amp; Presbytery, Fernyhalgh lane</p>	<p>church &amp; house</p>	<p>1792-94</p>	<p>A Roman Catholic church in brick with a sandstone plinth and quoins and a slate roof. It has a cruciform plan with five bays and two-bay transepts. At the west end is a bellcote and a semi-circular Tuscan porch. The presbytery attached to the east of the church has two bays and two storeys, and a two-story canted bay window</p>	<p>Associated with several martyrs including Charles Charnley, James Jarrod &amp; James Swarbrick. The graveyard has a stone for James Finch the last English Carthusian monk</p>	<p>Part of a complex of buildings that relate to the catholic shrine at Ladyewell, a site of pilgrimage dating form at least the 14C</p>
<p>Ladyewell RC school, as above</p>	<p>School</p>	<p>1836</p>	<p>The school has later been used as a nursery. It is in sandstone with a slate roof and has an H-shaped plan. The building is symmetrical with a three-bay central block and singe-storey gabled cross wings with tablets in the tympani. At the top of the main block is a moulded cornice and a parapet with a pediment containing the date in Roman numerals. The central doorway has a moulded architrave and a cornice</p>	<p>In 1840 James Crook &amp; Richard Gillow Clerks to the Trustees and James Crook lived at the farm behind the school.</p>	<p>Part of a complex of buildings that relate to the catholic shrine at Ladyewell, a site of pilgrimage dating form at least the 14C</p>

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<p>Stone house, Whittingham Lane</p>	<p>House</p>	<p>1911</p>	<p>A large unostentatious arts and craft inspired house by R. Mangnall-Blum. Mullioned and transomed windows, low slate roof and relaxed feel. 17th C staircase reused from a building in Preston has barley twist balustrades and panelled newels. In sandstone with stone-slate roofs. It has two storeys, and an L-shaped plan, with a three-bay main range facing south and a long rear east wing. The windows are mullioned, and some also contain transoms. The outer bays of the main range are gabled, and the upper floor of the centre set-back bay is timber-framed with an oriel window and a balcony. Some of the interior furniture, dating from about 1700, was moved from the Castle Inn in Preston.</p>	<p>Cedric Houghton donated his ceramic collection to the Harris Museum; this house was built by his son Arthur Houghton. He was a solicitor like his father. Her served in WW1 and won the MC. He loved music and had an organ installed in the hallway of the house.</p>	
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<p>Daniels Farmhouse, D'Urton Lane/Midgery Lane</p>	<p>House</p>	<p>mid to late 17th C</p>	<p>A sandstone house with quoins and a roof of blue slate. It has two storeys and T-shaped plan with a main range and a later rear wing. The windows are mullioned. Inside is a large inglenook and a bressumer</p>		
<p>Pinfold, Garstang Road</p>	<p>Structure</p>	<p>18th C</p>	<p>Broughton Pinfold is seen on maps as early as the 17<sup>th</sup> century as well as Pinfold Cottage which is through to be where the "Pound keeper" lived. The Pinfold is grade 2 listed and has sandstone with walls about 1.5 metres (4 ft. 11 in) high. These form a rectangular enclosure of about ten metres (33 ft.) long and eight metres (26 ft.) high. The walls have rounded coping, and there is a gate with a lintel at the northwest</p>		<p>Part of the village scape leading to the main section of character houses</p>

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Property & Heritage register number	Type of building *	Age of property	Architectural significance: is it still substantially the same as when it was built, is it by a significant architect or style, is it an important part of the setting, is the building method or materials significant	Historic significance: is it associated with famous people, families or events Is its setting of historic importance, does it relate to local social, religious, or economic history	Townscape significance: does it have a visual impact in its setting and is it a significant part of the townscape
<b>WAR MEMORIALS</b>					
Broughton war memorials, Garstang Road	structure	1921 & 1947	Made up of 2 separate memorials either side (west & east) of the Garstang Road to the south of the village crossroads. The west side consists of a granite and sandstone wheel cross and a sandstone altar. The later erected for WW2 along with the bench on the east side of the road. The fallen of WW1 are named on the plinth of the cross and WW2 on either side of the sandstone altar. The area is raised and surrounded on three sides has railings.	The war memorial on the west side was listed in 2019 under the English Heritage scheme commemorating WW1	the start of the village scape as it leads up the hill to the crossroads
Fernyhalgh war memorial, Fernyhalgh Lane LLA01	structure	1919 & 1947	A simple freestanding roadside Latin cross on a black and white marble floor. Those lost on both wars are named on the cross. It is surrounded by a low chain rail.	The war memorial was listed in 2019 under the English Heritage scheme	

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				commemorating WW1	
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<b>Property &amp; Heritage register number</b>	<b>Type of building *</b>	<b>Age of property</b>	<b>Architectural significance: is it still substantially the same as when it was built, is it by a significant architect or style, is it an important part of the setting, is the building method or materials significant</b>	<b>Historic significance: is it associated with famous people, families or events Is its setting of historic importance, does it relate to local social, religious, or economic history</b>	<b>Townscape significance: does it have a visual impact in its setting and is it a significant part of the townscape</b>
<b>HISTORIC ENGLAND LISTED</b>					

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I In the grounds of Broughton Old Hall Farm, 54, Whittingham Lane	Earthworks	1260	Earthwork listed as a site of interest by English Heritage and marked on OS maps. Earthworks for a moat in the garden not explored.	
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Property & Heritage register number	Type of building *	Age of property	Architectural significance: is it still substantially the same as when it was built, is it by a significant architect or style, is it an important part of the setting, is the building method or materials significant	Historic significance: is it associated with famous people, families or events Is its setting of historic importance, does it relate to local social, religious, or economic history	Townscape significance: does it have a visual impact in its setting and is it a significant part of the townscape
<b>HERITAGE LISTED</b>					
Broughton Old Hall gate posts,54, Whittingham Lane LLA22	structure	17th C	The posts have been painted black and white, there are chisel markings on all surfaces.		
Toll bar post, entrance to Park House, 470, Garstang Road LLA05	structure	18th C	The post has the raised stone point for the wooden barrier to sit on and the metal fittings where the chains were attached to secure the barrier at night		Part of the village scape, linked to the toll bar cottage 50 yds. to the north
Daniels Cross Stone @entrance to Broughton Old Hall Farm, 54 Whittingham Lane LLA21	structure	17th C	Found in a pit when Stone House was being built near by	Associated with the RC Daniel family of Durton & Broughton	



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Golden ball demolished 2021					
Shuttleworth Arms Inn, (Broughton Inn), 502, Garstang Road/Whittingham Lane LLA10	Public house	1798	Original coaching house with extensive stabling. Internally there is evidence in the upper rooms of wooden beams from ships	Shuttleworth were the lords of the manor of Barton	Part of the village scape at the crossroads linking the old toll road the pinfold/toll bar cottage
Queen Anne Cottages, 483, Garstang Road LLA06	houses	1800	The 2 Georgian Cottages were merged in 1820 for the Wilson family. Outside is a mounting block and over the door a motto.		Part of the village scape
Keyfold Farm, 430 Garstang Road LLA02	House	1845	Red brick farmhouse, predates Broughton Park and occupied by the Abbots for over one hundred years.		
Turnpike Cottage (1 & 2 Tollbar Cottages), 476-478 Garstang Road LLA06	house	First ref.to a building 1732	This solid building projecting into the road it is currently empty and has been left in a sorry state. There are two notable fireplaces, and the street wall has a space for a window: toll window.	The turnpike was erected together with one at Laughton in the 1560's when Parishes became responsible for road for packhorses.	A key building in the village scape as it links the crossroads coaching inns and narrows the village high street
Pinfold Cottage, 466 Garstang Road LLA03	house	1760	The property is currently empty and has been partly renovated. The original brick work now exposed are irregular and the pattern relates to the period.	The Cottage was the home of the keeper of the Pinfold, at this point a road originally ran to Broughton Old	Another key building in the village scape as it links the crossroads coaching inn and the toll bar cottage to a

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			The owner has permission to demolish and build a pair of semis on this site	Hall, the Moat, Yates farm then then to Broughton Row	practical problem on the toll road
Wards Cottages, 12-18 Whittingham Lane LLA18	houses	1824	Georgian cottages with inglenooks	4/5 cottages, for the spinsters of the parish crudely called virgins row due to number of illegitimate children living there	part of the village scape linking the crossroads east to the village centre
Broughton Old Hall Farm, Whittingham Lane	house	1700	The complex was sympathetically renovated, and the barns converted to house in the mid 1980's		
Broughton Police Station, 495 Garstang Road LLA07	business	1923	Classic 1920's police station with age stone, cells, and original desk.	Moses Barlow, 1835 Broughton Police constable	part of the village scape
Broughton & District club, 26, Whittingham Lane LLA20	community	1891	Originally called the "Broughton Reading Room and Club" a gift to the village by the Wilson family in 1889 and then enlarged in 1897. The club was established in 1891, however there was the old police station on this site which may have been incorporated into this building. The "donkey shed" predates the main building and could have been the village lock up. The original hall was replaced with a red brick-built hall in 1889 with	The club as proposed as a "Cub, reading room and bowling club" on Goosnagh Lane (now Whittingham Lane) Broughton at the inaugural meeting held at the school room of St. Johns church on 21/03/1890. The Wilson family was prepared to "Let" the	part of the village scape linking the crossroads east to the village centre and an adding rural heritage

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			gables, extended to include accommodation in 1897. This was extended and refurbished in 1920. In 1922. The purchase of an ex-army hut from Kinmel Bay as a concert hall, in 1949.	building as adlib on condition that the committee paid 1 shillings year, the cottage and garden were let at affair rent and that the club was non-sect rain and non-political... and at for present there was no intoxicating liquor sold at the club!	
Barton Mill, 515 Garstang Road LLA11	business	1790	Here are records as early as 1678 for a corn store in the village which may have been linked to the farm and public house compels next door now the Gate of Bangla. The current mill was built in 1790 interior still has the beams; exterior has the upper door for the corn to be hauled from the wagon. Internally there has been very little alteration to the structure	John A Ley, Miller	Part of the village scape its proximity to the coaching inns
Laburnum House, 5 Whittingham Lane	house	18 <sup>th</sup> Century	Extended property original cottage 1780 mentioned in tithe reports	Original post office next to the stagecoach post at the Shuttleworth arms	

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Broughton Park (Marriott hotel), 418, Garstang Road LLA13	business	1890	Classic late Victorian gentlemen's residence frontage which stands in ten acres of woodland. The reception rooms have been sympathetically restored linking with the new wings.	Mr J Clarke brought Key fold Farm and then built Broughton house & grounds in ten acres of the Farm. WW2 used by the RAF Kathleen Dickson (Yates wine lodges) it was also owned by Mr J Clarke (solicitor)	
Dobson's Farm, Entrance to Guild Wheel, Sandygate Lane LLA26	house	c 1850	Stone built farmhouse and outbuildings		
Whiteacres, The Cottage, & Farmstead, Yates Farm, 88, 90 & 94 Whittingham Lane LLA23, twenty-four & twenty-five	house	1890	This farmhouse and complex are named after a local family of millers. The original farmhouse is shown on the 1841 Tithe map. Linked along Broughton Row	Thomas Brown Farmer Edward Walmsley Farmer	
King George V Playing Field, Garstang Road LLA14	Gate posts & field	1937 & 1951	These fields were designated in 1937 in memory of King George V and managed by Intrust. The gateposts were designed to designate the field.	See note on website	Part of the Village history and amenities
Edmundsons Farm, off Haighton Lane LLA33	house	c1870	Late Victorian gentlemen's residence		

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Threlfall Farm, off Whittingham Lane	house	c 1840	Red brick building with barns and other outbuildings		
Church Hill Cottage & Farm, Durton Lane LLA27	house	c 1880	A complex of buildings in traditional style	Pte Towers VC lived in part of this complex	
Rose Cottage, 501 Garstang Road LLA08	house	1866	This cottage is unusual as it does not have its front door onto the road, it has its side to the road. The land where the house was built is according to the 1840 Tithe map at the side of the Toll Bar.	Col. W.S. Bowes DSO	
The White Cottage & ancillary Buildings, Durton Lane LLA29	house	C1860			
The Grange, Durton Lane LLA33	house	1888	Late Victorian gentlemen's residence in Scottish "lodge" style		
Vista across the valley north of Broughton crossroads including Cardwell Bridge, Garstang Road north of crossroads. LLA16	structure	1869	Stone Brig Brow the old name for this stretch of road from the horse trough at Barton Ridge to the site of the ford now Cardwell Bridge. The name relates to the Jacobite's who marched this way to Preston and camped on the Brow.	Site of old pack road north to Lancaster/Carlisle. Evidence of strip system in fields. Site of Barton Hall (now vet centre) home of Booths & during WW2 site of signals base for RAF.	The rise to Barton was originally very steep and was originally called Stone Brig. A boiler being taken up the hill fell off the waggon and crushed three horses. Following this incident in 1869 the Cross sisters donated money

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					for the bridge and road improvements.
Blundel Bridge, Garstang Road, south of the crossroads LLA15	structure	1892/19 24	Built by William Thornborrow who worked for Thomas Telford		

<b>Property &amp; Heritage register number</b>	<b>Type of building *</b>	<b>Age of property</b>	<b>Architectural significance: is it still substantially the same as when it was built, is it by a significant architect or style, is it an important part of the setting,</b>	<b>Historic significance: is it associated with famous people, families or events Is its setting of</b>	<b>Townscape significance: does it have a visual impact in its setting and is it a significant part of the townscape</b>
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			<b>is the building method or materials significant</b>	<b>historic importance, does it relate to local social, religious, or economic history</b>	
<b>VILLAGE HISTORY</b>					
<i>Broughton House, Garstang Road currently Lancashire Ambulance HQ</i>	house	1825	<i>Built by J W R Wilson (solicitor) with a bowling green and pleasure garden, which were used by local people until he donated land and buildings on Goosnagh Lane (now Whittingham Lane) to the Broughton club.</i>	<i>This was the property of the Wilson family: they were local solicitors and officers of the Duchy of Lancaster. Richard Wilson was one of the first parish councillors, built this house, built the club, and gave the land for the first war memorial in.</i>	Part of the village landscape
Broughton Row	trackway	Before 1790	<i>The track from the toll road skirted the "moat" at Broughton Old Hall then went onto Yates and Bamfords farms and from there to the cottages near to the Italian Orchard. There are records from 1629 relating to the old hall and to properties along this route. This is the ancient part of the parish with other sites along the Row that</i>		<i>A cart way went from pinfold cottage on the A6 past Old Hall farm, Yates farm &amp; Bamford farm</i>

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			<p><i>linked through to Goosnagh Lane (now Whittingham Lane) Early maps from the 16C show it coming across from the pinfold cottage on the Garstang Road More recent research by David Ratcliffe shows the route of the roman road from Walton le dale transacting the Row by the Old Hall.</i></p>	
Broughton Church Graveyard, old section	structure	<p>1733 recorded as planting trees and erecting a sundial</p>	<p>There are 11 CWG's in this churchyard. The memorial to the Stein bank brothers and others a full list is on the Preston Remembers website. There are also gravestones for the local Blackhurst family of solicitors and Veterinarians.</p>	<p>Originally the A6/Garstang Road crossed the Blundel Brook at a ford by the church. The road was where the old and new graveyards met.</p>
The Old Post office	house	1931	<p>Built in 1930 to replace the old post office at Ivy Cottage this exchange had seven hundred lines and employed three operators. This was one of the first purpose-built telephone exchanges in the country</p>	



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<p>Telephone exchange, Garstang Road</p>	<p>office</p>		<p>Broughton exchange H type building 1964, typical of the "utilitarian" architecture of the time</p>	<p>On November 23rd, 1964, a new telephone exchange was brought into service at Broughton near Preston. The "communications museum" website. The current exchange building, which was extended at the front in the 1980s, was built for a field trial of Plessey's new 5005A crossbar exchange replacing Broughton's manual exchange. The village was chosen due to its relative proximity to the Plessey factory and research centre at Edge Lane Liverpool.</p>	
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# Broughton-in-Amounderness

Design Guidelines & Codes

Draft report  
October 2023

## Quality information

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## Revision History

Issue no.	Issue date	Details	Issued by	Position	Comments received	Approved by	Position
1	09.10.2023	Partial draft (s1-2	Joe Greenhalgh	Urban Designer			

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**Introduction**

**01**

# 1. Introduction

**This chapter outlines the aims and role of this design code and guideline report, as well as its planning policy and location context.**

The Broughton-in-Amounderness Neighbourhood Plan Group (BNPG) were allocated AECOM's support by Locality to establish a design guide with a number of design codes to influence the character and design of new development within the Neighbourhood Area.

The design guidance aims to ensure development of all kinds is sensitive and appropriate to the rural village context, particularly building scale, form and appearance.

The codes in this document will cover a range of topics, mostly relating to the design of future housing within the area. Other areas addressed by the design codes include the design of community buildings, connectivity, settlement edge development, masterplan design and infill development. These topics have been identified by both consultants and members of the BNPG.

This design code document covers the whole plan area. The guidance and design codes are underpinned by a baseline assessment of the built character across the Neighbourhood Area's built areas as well as its landscape character.

## 1.1 Aims

- Provide an evidence base and support the neighbourhood plan on design related issues;
- Provide analysis to understand the features and identity of the place;
  - Assess the character and context for the neighbourhood area; and
  - Set out design codes that will inform the design policies within the neighbourhood plan.



## 1.2 Objectives

The main objectives are as follows:

- Ensure that future development (both major and infill development) coheres with and enhances the unique character of the area;
- Characterisation work is required across the whole area to support and protect green gaps between Broughton and surrounding settlements. The group wish to outline areas to protect these green gaps;
- Provide design guidance and clarity for developers on existing schemes and for speculative development;
- Produce guidance that will shape the design of homes coming forward through outline applications but they do not require site specific codes; and
- Design codes to influence the character and design of new development across the neighbourhood area, as well as within each identified character area.

## 1.3 Neighbourhood Area

Broughton is located approximately 6.5km north of Preston city centre. At the time of the 2021 Census, Broughton had a population of 2,647. The Neighbourhood Area is defined by the parish boundary and is bound in the west by the West Coast Mainline railway and in the south by Fulwood town. In the north and east the boundary cuts through open countryside and runs along Dean Brook and Blundel Brook.

The area is primarily accessed by Garstang Road, which runs north-south and links Lancaster 29 km and Garstang 12km north to Preston 6.5km south of the area. The recently completed Broughton Bypass provides a key north-south link through the Neighbourhood Area, alleviating traffic along the Garstang Road. Secondary roads include sections of D'Urton Lane, Haighton Green Lane and Eastway to the south. The A6 links to the M55 in the south and forms a key gateway into the area. The M55 provides links to Blackpool 25 km to the west and

connects to the M6 which lies 1.4km east of Broughton village centre. The B5269 (Woodplumpton Lane/Whittingham Lane) is the primary east-west road through the area, historically linking Ribchester to the east and Fleetwood to the west.

The Neighbourhood Area encompasses where the B5269 (Whittingham Lane) crosses the A6 (Garstang Road). The busy intersection forms a key nodal point within the area and is known as Broughton crossroads.

There are a number of streams and brooks running through the area and a series of Public Rights of Way (PRoW) through the open countryside. A section of the Guild Wheel cycle route runs along the eastern side of the A6 (Garstang Road) and along D'Urton Lane providing a link to the northern outskirts of Preston. The Guild Wheel opened in 2012 as a designated route for cyclists and pedestrians and encircles the city of Preston.



**F.1** Figure 01: Map showing the extent of the Neighbourhood Area

## 1.4 Vision

Design Codes should be based on a vision and the Neighbourhood Plan sets out a clear vision for the three constituent parts of the Neighbourhood Area; Broughton Parish Village, Broughton Parish South and Broughton Parish East.

### A. A revitalised Broughton Village that:

- Has retained its rural setting, and distinct physical identity from Preston Urban Area through stringent control of development within Open Countryside areas, and maintenance of extensive areas of separation between it and Preston Urban Area to the south.
- Has grown, in the main, organically, through small scale development catering for local needs and carefully controlled to that appropriate to the scale and character of the village, excluding large scale estate housing.
- Has become a much more strongly identified and cohesive local community, with improved local services, environment and community facilities

making 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.

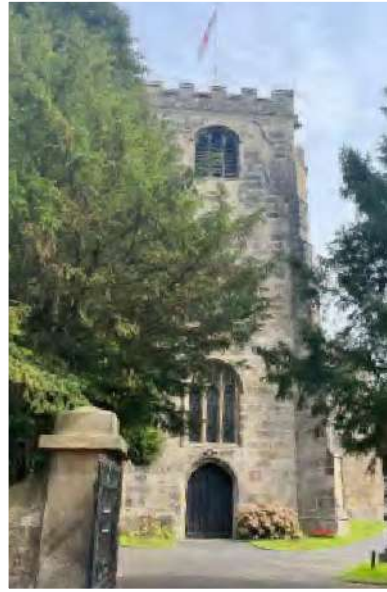
- Has an attractive pedestrian/cyclist friendly public realm, offering good air quality, that, along with the provision of enhanced refreshment opportunities, has further increased the popularity of the Guild Wheel and local footpath network.
- Takes pride in the quality of its natural and built environment, exercising careful control over the quality of new development and in the way it manages its public realm and green infrastructure.
- Celebrates and showcases its history and heritage.
- Has seen existing local businesses thrive - attracting custom through the quality of their offer and the improvements in access, parking and environmental quality delivered post bypass.

**B. Broughton Parish South** - A thriving and attractive residential community to the South of the M55 forming an extension to Preston's Urban Area, looking in part towards Broughton Village for school, church, community, and leisure/recreation including the Guild Wheel but also boasting its own local shopping and health facilities, food and drink offer and enhanced cricket club facilities.

**C. Broughton Parish East** – Remaining a characterful and historic area of quiet country lanes, and open countryside within which development has been tightly restricted to that supporting farming, and rural diversification. The historical significance of St Marys, Fernyhalgh & Ladyewell and Shrine will have been further recognised, conserved and enhanced attracting increased but well managed visitor numbers.



**Quality housing**



**Place**



**Public realm**



**Community**



**Heritage**



**Connectivity**

## 1.5 Who should use the guide

The Design Code should be a valuable tool in securing context driven, high-quality development in the Neighbourhood Area. It will be used in different ways by different actors in the planning and development process, as summarised in the table.

A valuable way the guidance and codes can be used is as part of a process of co-design and involvement that further understands, and takes account of, local preferences and expectations of design quality. In this way they can usefully facilitate conversations on key issues, helping to align expectations and achieve an informed and balanced approach. A Design Code alone will not automatically secure optimum design outcomes but should help to prevent many of the worst. They can also help to raise standards and overall design quality.

Potential users	How they will use the design guidelines
<b>Applicants, developers, &amp; landowners</b>	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the Guidelines as planning consent is sought.
<b>Local Planning Authority</b>	As a reference point, embedded in policy, against which to assess planning applications.  The Design Guidelines should be discussed with applicants during any pre-application discussions.
<b>Parish Council or Neighbourhood Plan steering group</b>	As a guide when commenting on planning applications, ensuring that the Design Guidelines are complied with.
<b>Community groups &amp; Local Residents</b>	As a tool to promote community-backed development and to inform comments on planning applications.
<b>Statutory consultees</b>	As a reference point when commenting on planning applications.

**Table 01:** Potential users

## 1.6 Planning policy and design guidance

There are several national and local planning policy and guidance documents that have been referred to in the development of this design guide and the codes featured in it. This section highlights recent government initiatives such as the National Design Guide and Homes England adoption of Building For a Healthy Life.

### 1.6.1 National Planning Policy & Guidance (revised July 2021)

The National Planning Policy Framework (NPPF) outlines the Government's overarching economic, environmental and social planning policies for England. The policies within the NPPF apply to the preparation of Local and Neighbourhood Plan areas, and act as a framework against which decisions are made on planning applications. The parts of the NPPF which are of particular relevance to this Design Code are:

Part 12 states that, 'Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers'.

Paragraph 128: 'Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.'

Paragraph 130: Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- (b) are visually attractive as a result of good

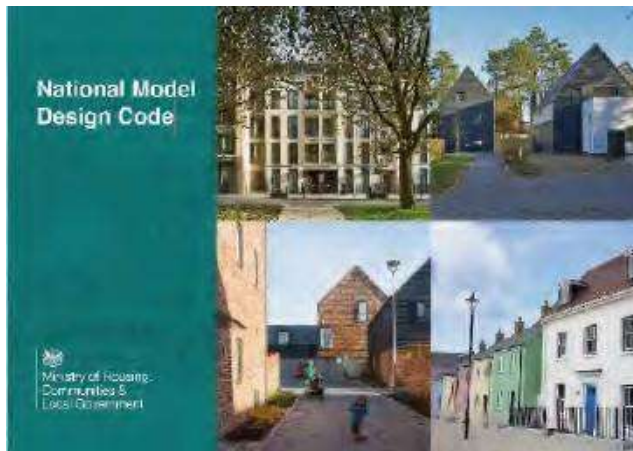
architecture, layout and appropriate and effective landscaping;

(c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

(d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

(e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

(f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users 49 ; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.



### 2021 - National Model Design Code DLUHC

This report provides detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on 10 characteristics of good design set out in the National Design Guide:

Context, Identity, Built Form, Movement, Nature, Public Spaces, Uses, Homes & Buildings, Resources and Lifespan.

This guide should be used as an overarching reference for new development where topics are not covered in local guidance.



### 2020 - Building for a Healthy Life

Building for a Healthy Life (BHL) is the new name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the key role that the built environment has in promoting wellbeing.

The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed schemes, as well as useful prompts and questions for planning applicants to consider during the different stages of the design process.

## 1.6.2 National Design Guide (2019) & National Model Design Code (2021)

These companion documents set out characteristics of well-designed places. They support the ambitions of the NPPF to utilise the planning and development process in the creation of high-quality places. The National Design Guide states that 'specific, detailed and measurable criteria for good design are most appropriately set at the local level'. The guides are expected to be used by local authorities, applicants and local communities to establish further design codes (such as this) and guides that can deliver this in line with local preferences.

### 1.6.3 Local Planning Policy & Guidance

Central Lancashire Core Strategy (adopted July 2012)- is the strategic document of the plan and covers all three Central Lancashire authority areas – Preston City, South Ribble Borough and Chorley.

- It sets the overall strategic vision for the area, including issues such as setting housing requirements and principles for infrastructure.
- Each Central Lancashire authority worked in partnership to produce a separate Local Plan, adopted in July 2015. The Local Plans set out development management policies, and allocate or protect land for specific uses, such as housing, employment or greenspace.
- A new Local Plan for the 3 authorities of Chorley, Preston and South Ribble is being prepared to cover the period to 2038.

Local Planning Policy & Guidance	Date
Preston Local Plan 2012-2026	July 2012
Broughton-in-Amounderness Neighbourhood Plan	August 2018
Residential Extensions and Alterations	April 2013

**Table 02:** Local Planning Policy & Guidance

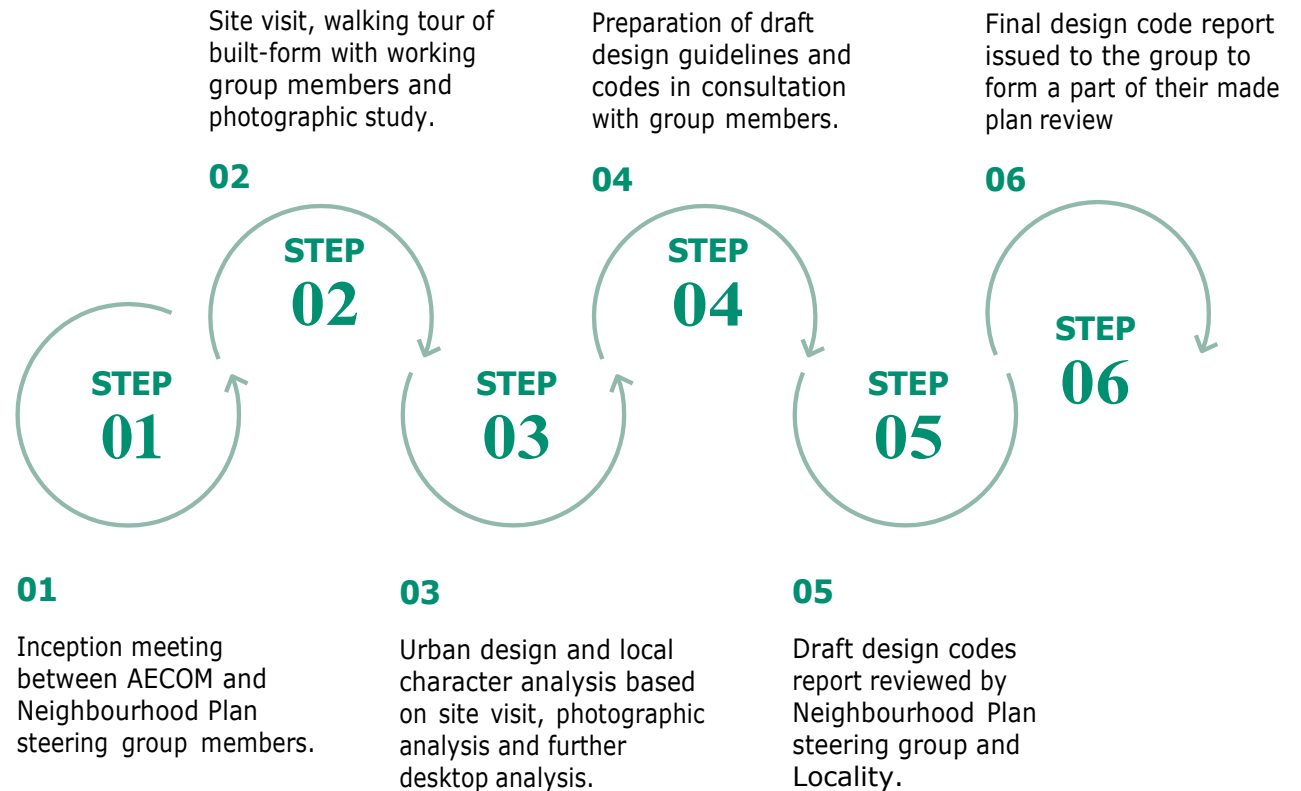


## 1.7 Site visits and engagement

A meeting at Broughton's Toll Bar Cottage Cafe took place on 08-09-23 between consultants and the Broughton-in-Amounderness Parish Clerk. After an introductory meeting setting out objectives, a tour of the Neighbourhood Area's key sites and recent developments was conducted. This activity allowed consultants to appraise local character and the built features informing its sense of place. The exercise provided valuable insight into the area's pertinent design issues and opportunities, as well the overall context for which the evidence-base of the Neighbourhood Plan will reflect.



**Figure 02:** The initial meeting between consultants and the Parish Clerk Grade II Listed building now host to the Toll Bar Cottage Cafe







Neighbourhood context

02

## 2. Neighbourhood context

**This chapter outlines the planning context and neighbourhood character features of the Neighbourhood Area.**

### 2.1 Location and settlement pattern

There are 3 distinct areas to the Neighbourhood Area, these are defined by environment, history & other factors. They are; Broughton Parish Village (north), Broughton Parish South (part of NW Preston development area) and Broughton Parish East (rural).

#### 2.1.1 Broughton Parish Village

Broughton Parish Village is focussed along two key routes – Woodplumpton Lane / Whittingham Lane (east-west) and Garstang Road (north-south)

- The bulk of the village housing and development is aligned in a broadly east-west band, either side of Woodplumpton Lane and north of Whittingham Lane.

The centre of the village extends from the cross-roads of these two routes.

- A bypass to the village centre has been built to remove traffic from the centre, and a package of public realm improvements delivered to improve the centre for walking and cycling, and to improve the setting to village life.
- A secondary area of development of larger facilities and institutions is accessed from the Garstang Road, generally set back within woodland and a lower density campus setting. This area is distinct in character from the 'main village' but is none-the-less part of the village.

#### 2.1.2 Broughton Parish South

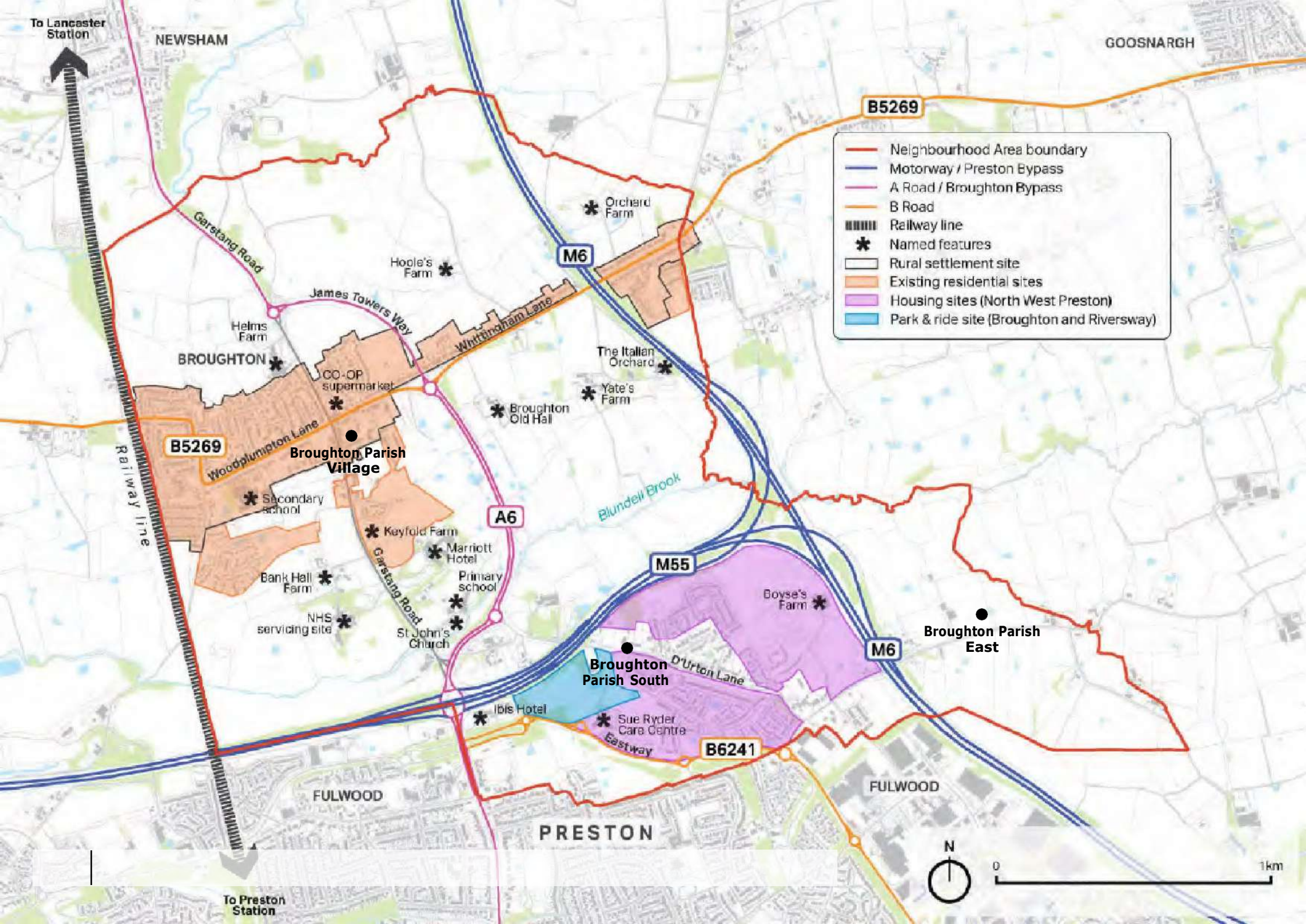
This area lies south of Blundell Brook (and latterly the motorway) and is focussed on D'Urton Lane. Here the land rises fairly steeply away from the brook

- Development has occurred either side of the 1930's housing on D'Urton Lane, which retains its low-key rural charm with no through-traffic.

- This area is part of the wider NW Preston Masterplan area (12,000 homes) and will deliver significant housing growth itself to meet Preston's housing need.
- Development consists of large scale housing development from several developers and is suburban in nature, varying in quality between developments.
- Durton Lane links the areas back towards the village centre, via Garstang Way and significant investment in pedestrian and cycle infrastructure helps this.

#### 2.1.3 Broughton Parish East

Broughton Parish East is the area east of the M6 motorway and is a small, fully rural area, with Haighton Green Lane leading east to the neighbouring parish of Haighton.



To Lancaster Station

NEWSHAM

GOOSNARGH

B5269

- Neighbourhood Area boundary
- Motorway / Preston Bypass
- A Road / Broughton Bypass
- B Road
- Railway line
- Named features
- Rural settlement site
- Existing residential sites
- Housing sites (North West Preston)
- Park & ride site (Broughton and Riversway)

M6

Garstang Road

James Towers Way

Whittingham Lane

Orchard Farm

Hoole's Farm

Helms Farm

BROUGHTON

CO-OP supermarket

The Italian Orchard

Yate's Farm

Broughton Old Hall

B5269

Broughton Parish Village

Woodplumpton Lane

Secondary school

Keyfold Farm

Marriott Hotel

Primary school

Bank Hall Farm

NHS servicing site

St John's Church

A6

Blundell Brook

M55

Boyse's Farm

Broughton Parish East

M6

Broughton Parish South

D'Urton Lane

Ibis Hotel

Sue Ryder Care Centre

B6241

FULWOOD

FULWOOD

PRESTON

To Preston Station



**F.3** **Figure 03:** Map showing the Neighbourhood Area's key designations and neighbourhood features

## 2.2 Landscape

### 2.2.1 Topography and flood risk

The Neighbourhood Area is gently undulating, with the land gently rising inbetween the two brooks, Barton Brook and Blundell Brook. Broughton village lies between the two Brooked with the main body of residential development sitting on this elevated land.

Blundell Brook forms a natural division to the Broughton Parish South area. However the motorway has become the dominant dividing feature in the landscape. The land rises steadily from the Brook up D'Urton Lane where the other main housing area is.

Issues: Flood risk from rivers and sea generally occurs following the course of the two brooks. This has caused issues around the bridge on Garstang Road for surrounding houses and at the adjacent graveyard.

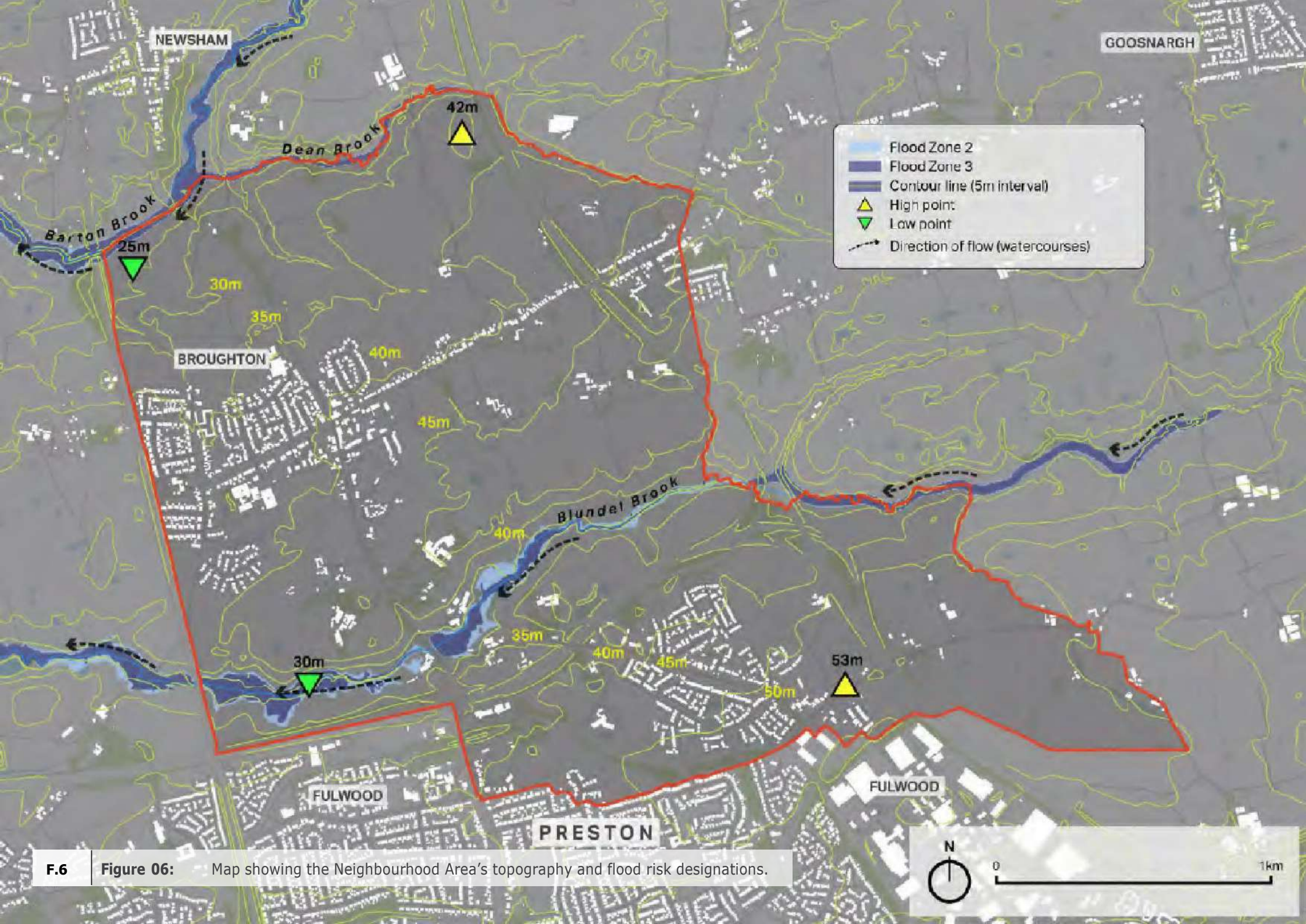
There is also flood risk from surface water which occurs in dispersed locations across Broughton Parish Village, typically being seen on areas of hardstanding such as streets (including Woodplumpton Lane, Sandygate Lane, Garstang Road) and within lanes and housing estates (such as at the end of Stanley Croft and on Greensway).

Several recent developments include large Sustainable Urban Drainage Systems (SUDS) such as the SUDS pond on Fieldbrook Avenue and Harriet Way.

**Figure 04:** Fieldbrook Avenue SUDS pond

**Figure 05:** Low-lying landform of Broughton High School's playing fields





**F.6** | **Figure 06:** Map showing the Neighbourhood Area's topography and flood risk designations.



## 2.2.2 Landscape character areas

There are several distinct existing landscape types across the Neighbourhood Area and these are outlined on the adjacent map.

There are village housing areas, which principally consist of Broughton Parish Village and new developments underway along its southern edge, and the expansion of the village in Broughton Parish South, focussed around D'Urton Lane.

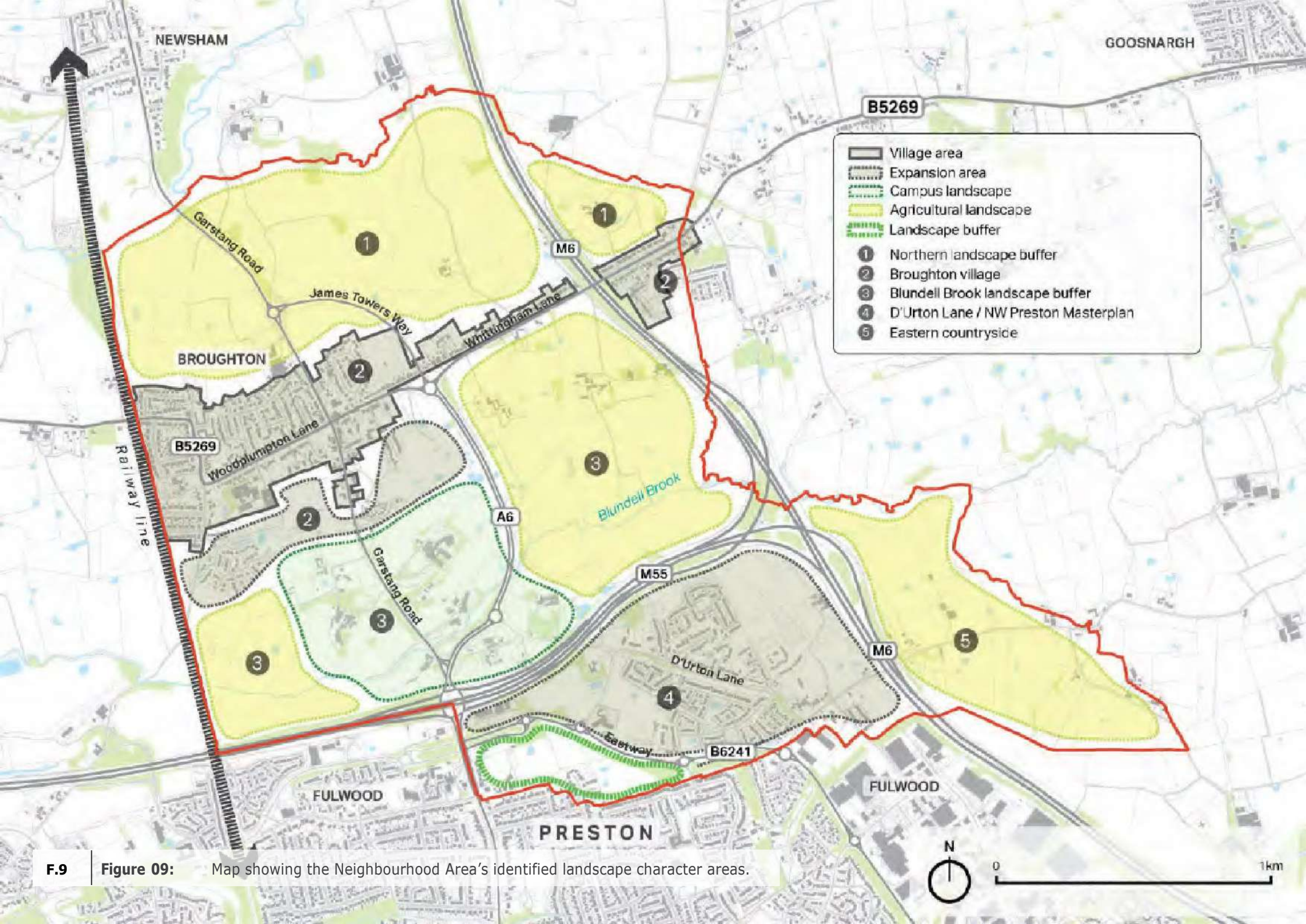
There is then a distinct cluster of campus and institutional style development set within a wooded and rural landscape, accessed along Garstang Road formerly occupied by the Broughton House and Broughton Park estates, and including St. John's Church and nearby farmsteads.

The remainder of the Neighbourhood Area consists of four areas of rural countryside, with scattered farmsteads and hamlets dotted within an agricultural landscape.

**Figure 07:** The B5269 bisects the Village area (see adjacent plan) with development permeating from it

**Figure 08:** Story Homes new build housing estate fronting Eastway in the D'Urton Lane expansion area





**F.9** Figure 09: Map showing the Neighbourhood Area's identified landscape character areas.

## 2.3 Connectivity and route structure

Broughton Parish Village has a simple structure based on the historic radial routes of Garstang Road and Whittingham Lane. The recent A6 bypass has relieved traffic to the village centre and allowed it to regain some of its village identity, improving the pedestrian and cycle experience greatly through provision of attractive hard landscape and planting.

D'Urton Lane is a key radial route within Broughton Parish South that branches off from Garstang Road. This tree-lined lane has retained its low-key rural charm and although it does not have separate footways it is well used by cyclists and pedestrians as it does not carry through traffic.

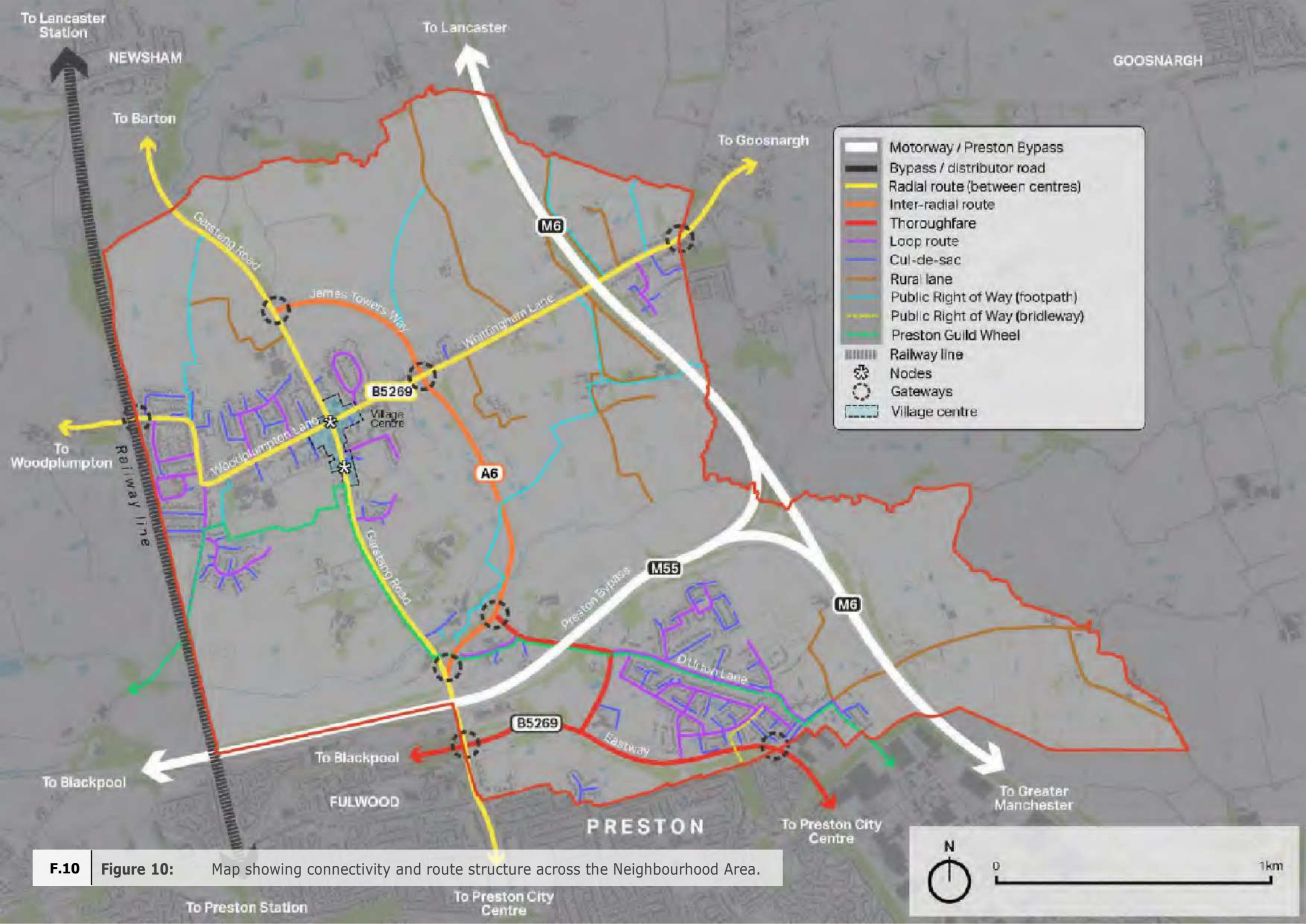
There are several key Public rights of Way and pedestrian access that link the village to neighbouring farmsteads & developments. These allow connections from:

- Sandygate Lane south-west towards Preston Grasshoppers RFC
- from Garstang Lane to D'Urton Lane and onwards from D'Urton Lane to the North Preston employment area (via new traffic junctions)
- From St. John's church to the east of Whittingham Lane
- From Newsham Hall Lane north towards Barton (via Garstang Road)

These links are vital for both local recreation and providing access to places throughout the village without the need to drive, encouraging active travel and aiding those without cars.

Issues:

- Due to the incremental piecemeal development of Broughton Parish Village there are rarely pedestrian and cycle connections between neighbouring housing developments.
- The motorways form significant barriers within the Neighbourhood Area between north and south, and east and west.
- Surfacing and drainage of key routes and public rights of way can help to encourage active travel.



**F.10** Figure 10: Map showing connectivity and route structure across the Neighbourhood Area.

## 2.4 Land use, open space and community facilities

Most of the 'developed' Neighbourhood Area consists of housing developments of varying ages, as highlighted on the adjacent map, some of it currently under construction.

The area has two schools – Broughton High School and the Church of England Primary, adjacent to St. John's Church. There is a park and playground located within Broughton Village centre, and a Crown Green Bowls Club off Whittingham Lane.

The village centre of Broughton has a variety of local shops and services within the A1-A4 use category including various Retail, Financial and Professional Services, Café/Restaurant and a Public House.

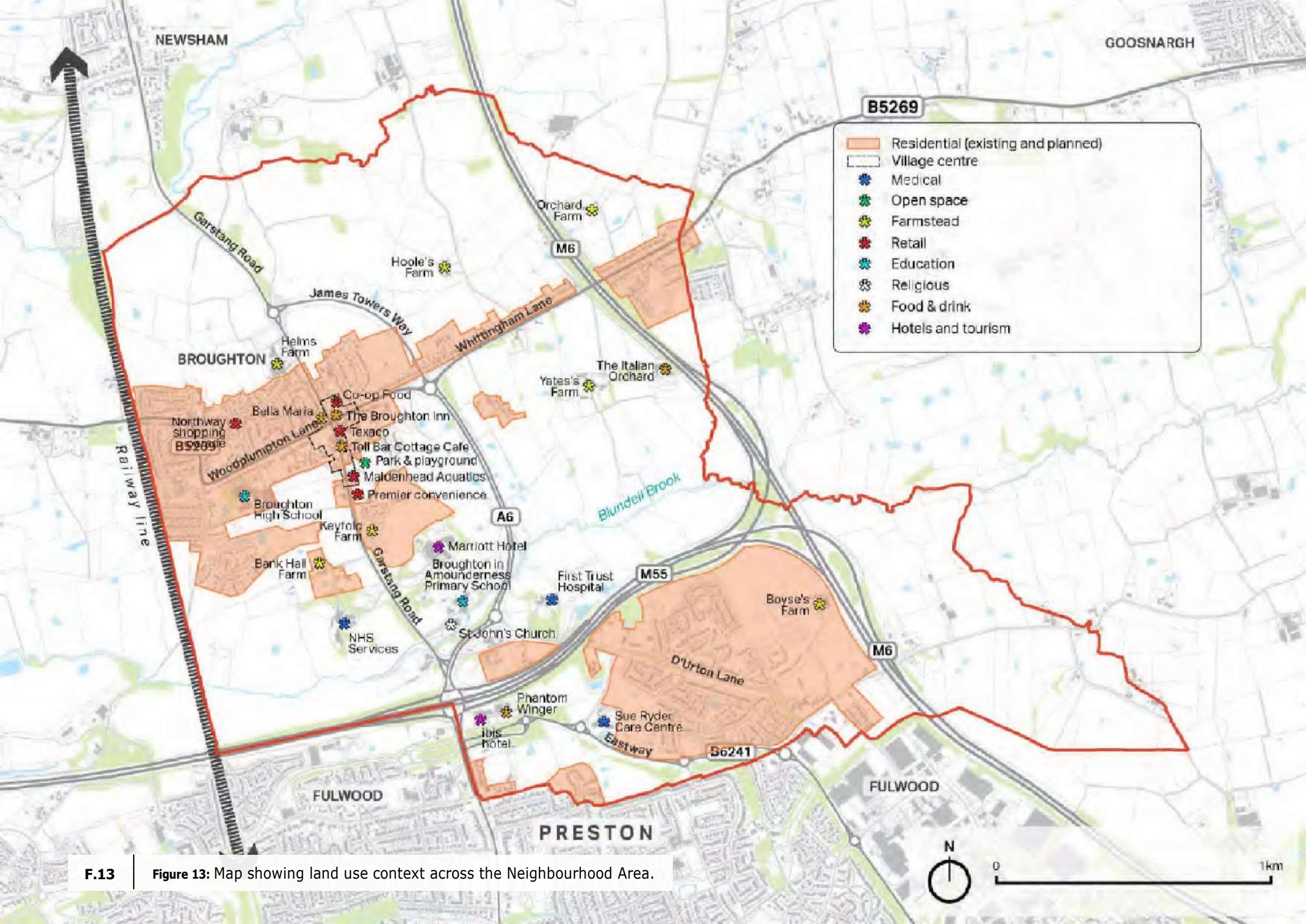
On Northway, off Woodplumpton Lane, is a small development of four shops including a cleaning firm, a hairdressers, a specialist running shoes shop and a dentist.

The NHS services occupies Broughton House and likewise the Marriot Hotel, Broughton Park. A Sue Ryder Care Centre is located adjacent to Eastway.

**Figure 11:** Broughton-in-Amounderness Church of England Primary School

**Figure 12:** Broughton Park and Playground





- B5269**
- Residential (existing and planned)
  - Village centre
  - Medical
  - Open space
  - Farmstead
  - Retail
  - Education
  - Religious
  - Food & drink
  - Hotels and tourism

**F.13** | Figure 13: Map showing land use context across the Neighbourhood Area.



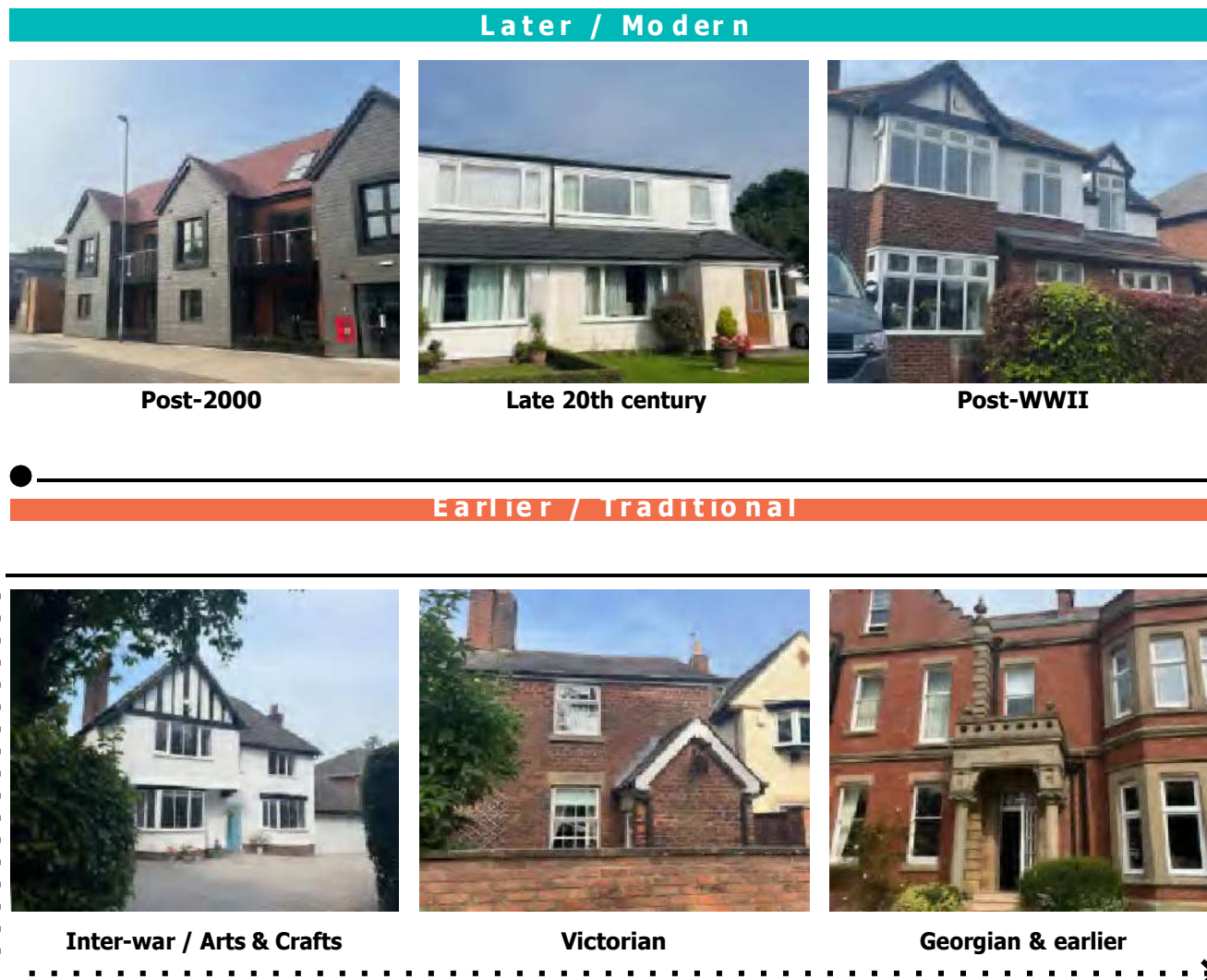
## 2.5 Built form and layout

The Neighbourhood Area is host to an array of architectural styles. The typical character and design features of each era are illustrated on the adjacent graphic (Figure 18), highlighting how successive era's of development have altered the area's character and contributed to Broughton's settlement growth.

As Broughton has grown over the

centuries, the typical density and layout of development has also changed. As well

as age, the location and building use of development affects density and layout. This is illustrated on Figure 19 where three samples have been taken from each of the Neighbourhood Area's key developed areas, including Broughton Village, Garstang Road's campus developments and the areas surrounding D'Urton Lane.



**Figure 14:** Examples of development from different eras





BROUGHTON

1.

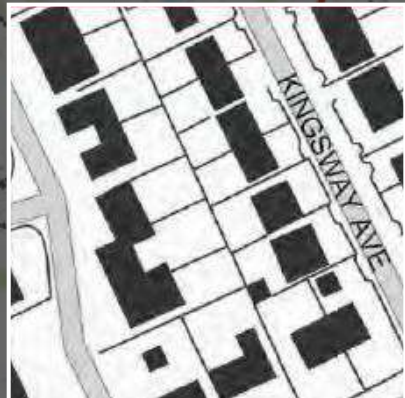
2.

3.

FULWOOD

FULWOOD

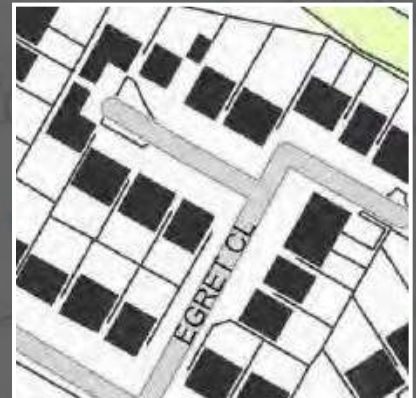
Blundell Brook



1. Broughton Village  
Dph: 19



2. Garstang Road campus  
developments  
Dph: n/a



3. D'Urton Lane  
Dph: 24

**F.15** **Figure 15:** Map showing figure ground and location of 1ha dph samples.

## 2.6 Character and heritage

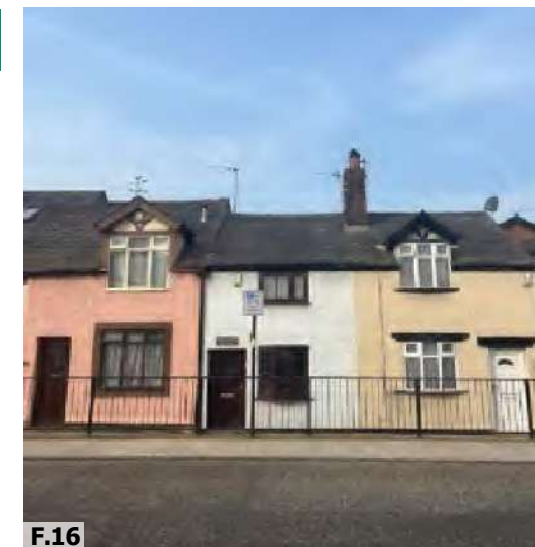
The Neighbourhood Area is host to an array of heritage assets that form the history and overall character of Broughton village and its surrounding landscape. There are 12 Listed buildings (11 x Grade II Listed and 1 x Grade II\* Listed) distributed across the Neighbourhood Area, with the highest concentration found around St John’s Church. St John’s is the Parish Church serving the historic ecclesiastical parish and is Grade II\* Listed.

As well as national listings there are 30 Locally Listed buildings and structures which have been identified by Lancashire local authorities in partnership with Lancashire County Council. A majority of the Locally Listed buildings are located in Broughton village centre, particularly along Garstang Road. Some local listings include Broughton Police Station, Broughton Park (Marriott Hotel), several farm buildings and multiple historic cottages in Broughton Village centre.

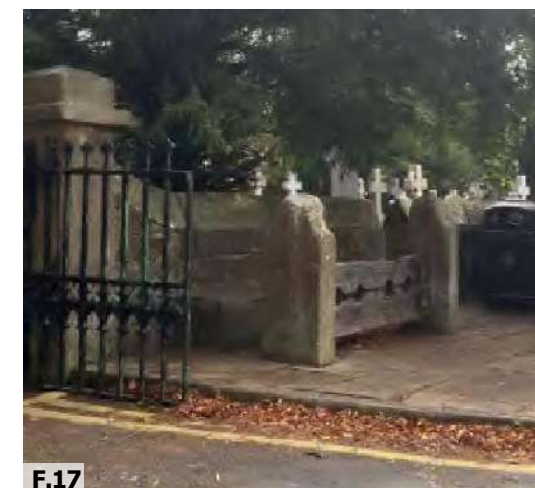
GRADE	NATIONAL HERITAGE LISTINGS
Grade II Listed	Milestone on west side of road circa 50m north of Helms Farm
	The Stone House
	Pinfold in corner of field to south of 442, Garstang Road
	Bank Hall and Bank Hall Farmhouse
	Broughton-in-Amounderness War Memorial
	Broughton Church of England Primary School
	Village stocks south of outer side of gateway into churchyard of St John’s Church
	Sundial circa 5m south of St John’s Church
	Mounting block situated to the south side of Church Cottage Museum
	Church Cottage Museum
	Daniels Farmhouse
Grade II* Listed	Parish Church of St John the Baptist

**Figure 16:** Locally Listed Arkwrights Cottages fronting Garstang Road in Broughton’s village centre

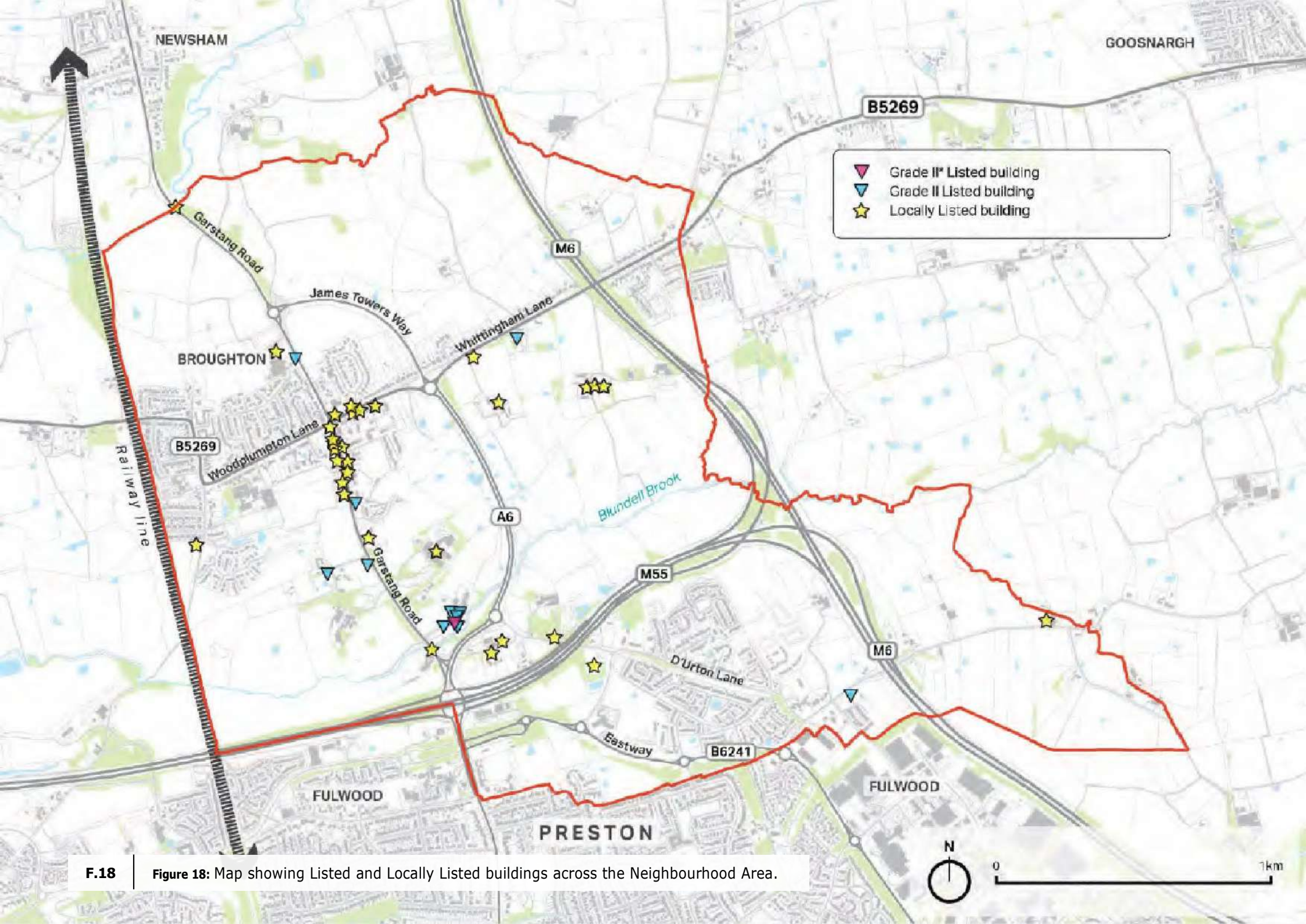
**Figure 17:** Grade II Listed village stocks at gateway to St John’s Churchyard, Church Lane



**F.16**



**F.17**



F.18

Figure 18: Map showing Listed and Locally Listed buildings across the Neighbourhood Area.



F.19



F.20



F.22



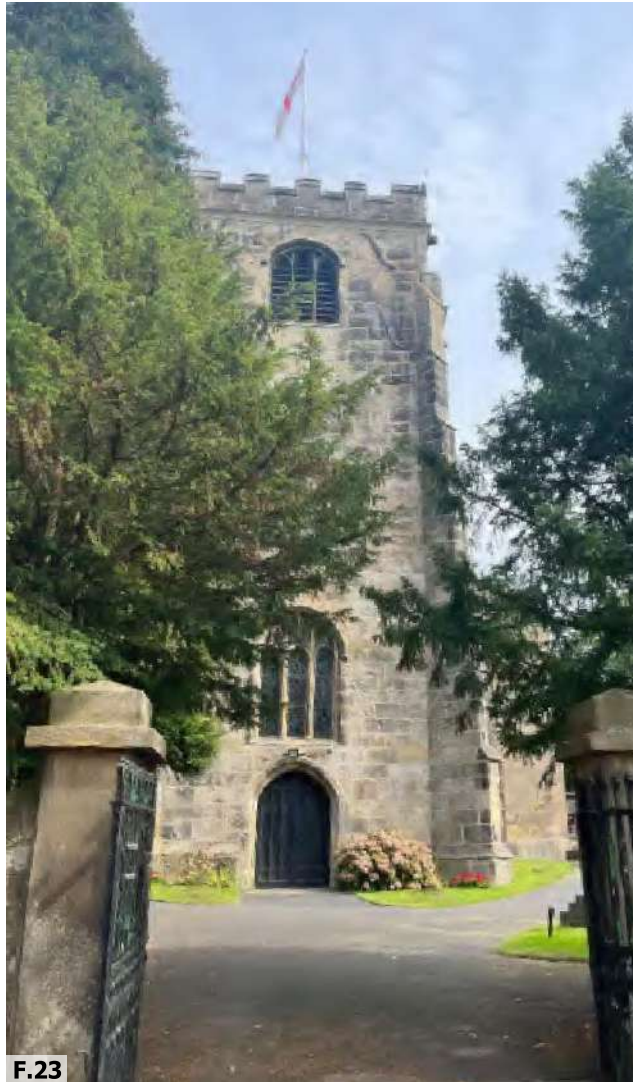
F.21

**Figure 19:** Locally Listed Broughton Park which now accommodates a Marriott Hotel

**Figure 20:** Locally Listed Brooklands Cottage on D'Urton Lane

**Figure 21:** Locally Listed The Cottages (Queen Anne Cottages adjoined) on Garstang Road

**Figure 22:** Locally Listed Broughton Police Station on Garstang Road



F.23



F.24



F.25



F.26

**Figure 23:** Grade II\* Listed Parish Church of St John the Baptist

**Figure 24:** Grade II Listed pinfold fronting Garstang Road

**Figure 25:** Grade II Listed Bank Hall and Bank Hall Farmhouse off Garstang Road

**Figure 26:** Grade II Listed Church Cottage Museum at the bottom of Church Lane

## 2.8 Character areas

A primary purpose of this document is to help generate sensitive and characterful design responses across Broughton Village, its surrounding areas and landscape setting. The adjacent map illustrates the Neighbourhood Area's character areas identified by this study based on an analysis of land use, landscape, infrastructure, heritage, and their overall built character.

This character analysis helps understand the detailed pattern of settlement growth that underpins the variety of character features across the settlement area. This analysis has been cross-checked on site as part of this study with walking tours and photographic studies, guided by local residents.

Each character area, and neighbouring sites may require subtly different design detail responses regarding infill sites, regeneration or growth that will be in keeping with the established local character, which may itself be more consistent or highly varied.

### 1 Broughton Village

The primary settlement and focus of the Neighbourhood Area, and where the area's key routes and movement corridors intersect. The village is where the greatest variety and density of housing is located, as well as key community assets are distributed.



### 2 Garstang Road campus developments

Separated from Broughton Village and instead extending from the north west suburbs of Preston to the south. This character area is undergoing large-scale construction due to its designation for new housing as part of the North West Preston Masterplan.



### 3 D'Urton Lane

Separated from Broughton Village and instead extending from the north west suburbs of Preston to the south. This character area is undergoing large-scale construction due to its designation for new housing as part of the North West Preston Masterplan.



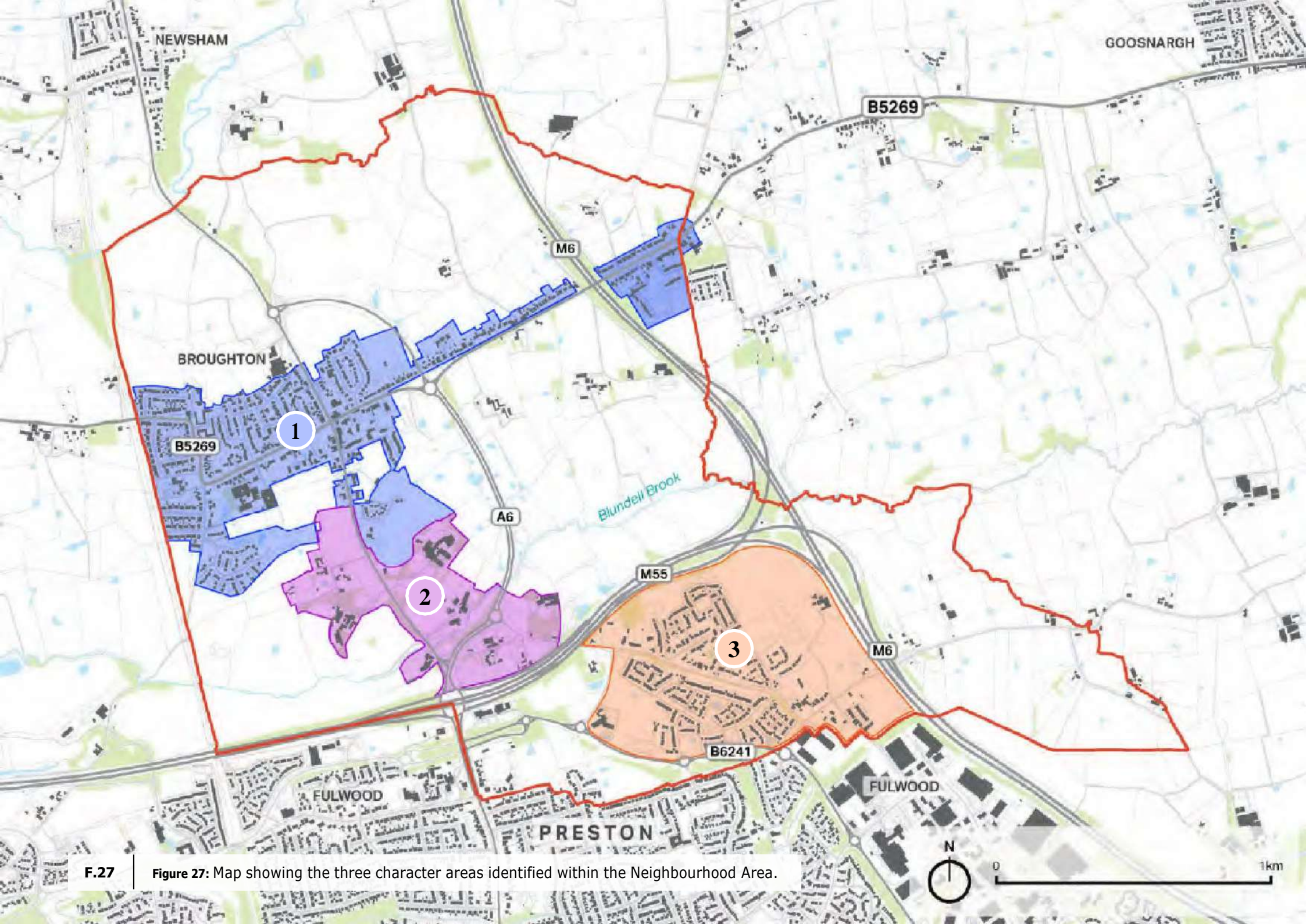


Figure 27: Map showing the three character areas identified within the Neighbourhood Area.



# 1

## Character Area 1: Broughton Village

### 2.9.5 Broughton Village

This character area encompasses Broughton Village's built area, extending along either side of the B5269 which runs through the village. The village thins along Whittingham Lane where development becomes only one plot deep, before deepening beyond the M6 where there are several developments under construction. The area subsequently follows a linear form along the route with the village centre extending along Garstang Road and at the Broughton crossroads. Several eateries and retail premises are distributed along this stretch of the village including Co-op Food and The Broughton Inn public house.

Residential development makes up a majority of the area's land mass, with architectural styles ranging from Victorian in the village centre to 21st century development at the settlement's outer edges. Most development includes mid to late 20th century housing estates as well as the more recent 21st century estates extending along the village's southern edge.

Key characteristics:

- Linear village with development radiating from the B5269 running through it
- Encompasses the built area of Broughton village
- Neighbourhood Area's primary residential area
- Strong relationship with landscape due to being enveloped by open countryside and having linear form

- Mix of building styles due to successive eras of suburban development
- Village commercial/retail centre stretches along Garstang Road and centres around the Whittingham Lane and Garstang Road junction
- Multiple urban extensions extending the village's built envelope along the southern edge



**Figure 28:** Italian restaurant and commercial premises fronting Whittingham Lane



**Figure 29:** Broughton Village's main intersection between the B5269 and Garstang Road

Factors	Appearance characteristics
<b>Building types</b>	Predominantly a mix of detached, semi-detached and bungalow housing, with the exception of isolated pockets of apartment and terraced development.
<b>Building scale</b>	Houses generally quite large (i.e. detached executive-style homes), particularly within the area's premium residential developments of which there are several having recently completed and under construction.
<b>Materials</b>	Mix of red brick and limestone facades with the occasional pale (white/cream) rendered facade. Roof materials are predominantly grey imitation/natural slate.
<b>Boundaries</b>	Typically red brick walls and hedgerow with the exception of terraced development in the village centre which directly front the pavement.
<b>Roofscape</b>	Mix of side gable-end roofs with the exception of occasional front-end gables / projecting gables and hipped roofs.
<b>Public realm</b>	High quality paving and pedestrian crossings in the village centre along Garstang Road as well as at the Whittingham Lane-Garstang Road intersection (i.e. The Broughton Inn area). Mix of paving and highway materials used to differentiate uses/areas as well as widened pavements and narrowed highways.

**Figure 30:** Widened pavements and pedestrian crossings outside the Broughton Inn public house

**Figure 31:** Historic terraces fronting Garstang Road in Broughton village centre



**F.30**



**F.31**

# 2

## Garstang Road campus developments

### 2.9.6 Garstang Road campus developments

This area centres around Garstang Road, a historic radial route connecting Broughton to Preston in the south. Mature tree canopies line the route contributing to its green and rural character due to the sparse distribution and plot sizes within the area. The area is host to a mix of uses with residential being secondary to commercial.

The area is also home to historic areas including the former Broughton Park estate (now the Marriott Hotel), as well as the St John's Church area where a cluster of Grade II Listed buildings are located.

Each campus / cluster of buildings are setback far from Garstang Road, with mature trees, hedgerow and green spaces creating substantial setbacks between building frontages and the road. Each campus or area is accessed from Garstang Road and are often marked by signage and/or landscaped gateways, clearly identifying the entry points for those accessing any of

the areas/campuses.

Key characteristics:

- Collection of commercial campuses and a religious estate (St John's Church area) accessed from Garstang Road
- Multiple heritage assets/areas including Broughton Park estate, St John's Church area and the Broughton War Memorial
- Mix of building uses including commercial, leisure, medical, agricultural, and religious as well as some residential
- Strong landscape character due to rural setting of campuses
- Development disguised by large mature trees and dense landscaping along Garstang Road
- Large plots with significant landscaped setbacks from Garstang Road
- Each campus/area has a distinct access from Garstang Road often signposted with signage and landscaping



F.32



F.33

Figure 32: Broughton Park estate - now home to the

Marriott Hotel set within landscaped gardens

**Figure 33:** Gateway entrance from Garstang Road leading down a long driveway to the Marriott Hotel

Factors	Appearance characteristics
<b>Building types</b>	Mix of historic, religious (St John's Church area) and 20th to 21st century campuses. Some building types include church, school buildings, former country house (Broughton Park) estate.
<b>Building scale</b>	Large building footprints due to scale of businesses (i.e. hotel, private hospital, NHS campus, school) operating from the area.
<b>Materials</b>	An overall mix of materials and subsequent character. For example, St John's Church area is predominantly limestone with the exception of the timber thatch cottage. The Marriott Hotel is red brick and grey slate and the NHS centre is a mix of red brick with metal roofing.
<b>Boundaries</b>	Campuses are set behind dense tree cover and hedgerow with often large landscaped setbacks surrounding the buildings within. Marriott and NHS campuses have distinct gateways to their sites with signage and landscaping clearly stating campus access points.
<b>Roofscape</b>	No uniformity in roof type or material due to variety of building styles and ages of development.
<b>Public realm</b>	Paving along Garstang Road and the Broughton War Memorial which has seating and widened paving surrounding it.

**Figure 34:** Access road (Church Lane) to the historic St John's Church area

**Figure 35:** First Trust private Hospital campus accessed from the beginning of D'Urton Lane



**F.34**



**F.35**

# 3

## D'Urton Lane

### 2.9.7 D'Urton Lane

This character area centres around the historic route of D'Urton Lane. The lane has a rural character due to its lack of formal paving and its mature hedgerow and tree canopy boundaries. Historically a through-route, it is now a cul-de-sac having been blocked off from the east to vehicles. The area is bounded by the Neighbourhood Area's primary movement corridors including the M55, M6 and B6241 (Eastway).

The area encompasses the North West Preston Masterplan area where there are multiple large-scale residential developments recently completing and under construction, filling a majority of the area's existing open spaces. New build development subsequently makes up a majority of the area's land mass, with detached housing being the primary house type. A Sue Ryder Neurological Care Centre is also located in the area, fronting onto Metricourt Road to the south.

#### Key characteristics:

- Predominantly large detached housing, particularly along D'Urton Lane where residential plots are very large
- Most historic housing (20th century) fronting northern edge of D'Urton Lane and along Highrigg Drive
- Centred around D'Urton Lane, the area's most historic route
- D'Urton Lane has a green character with mature trees and hedgerow lining either side of the lane
- Detached from Broughton Village's built area via open green space and the M55
- Largely residential area with collection of masterplans recently completed and under construction (encompasses North West Preston Masterplan area)



F.36

Figure 36: D'Urton Lane - rural character with mature



F.37

ee canopies, hedgerow and lack of pavement

**Figure 37:** Large gated detached houses fronting northern edge of D'Urton Lane

Factors	Appearance characteristics
<b>Building types</b>	Primarily detached homes with the exception of some short-run terraced and semi-detached housing to the north of D'Urton Lane.
<b>Building scale</b>	Large executive-style homes within the North West Preston Masterplan areas. Northern frontage of D'Urton Lane host to very large residential plots with substantial detached dwellings.
<b>Materials</b>	Mix of red brick and limestone facades with the occasional pale (white/cream) rendered facade. Roof materials are predominantly grey imitation/natural slate.
<b>Boundaries</b>	Mature hedgerow and fenced/gated accesses to D'Urton Lane's large homes. New build development to the north and south of D'Urton Lane mostly lack boundaries with the exception of some hedgerow and planting separating plots. Occasional red brick walls and widespread use of closed-board fencing used within the North West Preston Masterplan developments.
<b>Roofscape</b>	Mix of side gable-end roofs with the exception of occasional front-end gables and projecting gables.
<b>Public realm</b>	No pavement along D'Urton Lane owing its rural character. Development elsewhere typically has pavements with the large-scale masterplans to the south of D'Urton Lane having grass verges and amenity spaces including children's playgrounds.

**Figure 38:** Pheasant Avenue - new build development to the north of D'Urton Lane

**Figure 39:** Harrier Way - new build development to the south of D'Urton Lane





## 2.7 Lessons from recent development

The Neighbourhood Area has seen the local population grow from 1,731 in 2011 to 2,467 by 2021 (Census data). This is primarily attributed to the volume of residential development in the area which has seen some 245 dwellings built in the last three years, and with a further 578 currently under construction.

### 2.7.1 Residential

Much of the area's recent development has been focused within the North West Preston Masterplan designation in the south east of the Neighbourhood Area, as well as along the southern edge of the B5269. Each of the developments mapped on the adjacent page have been visited by AECOM consultants during the site visit to Broughton. The following pages include an appraisal of both the good and bad design features from a selection of the developments.

### 2.7.2 Public realm

Part of the planning consent for the Broughton Bypass included conditions for the development of improved cycling, walking and public space along Garstang Road. This has included the widening of pavements, multiple controlled crossings and a separate footway and cycle track along Garstang Road and at the Broughton crossroads.



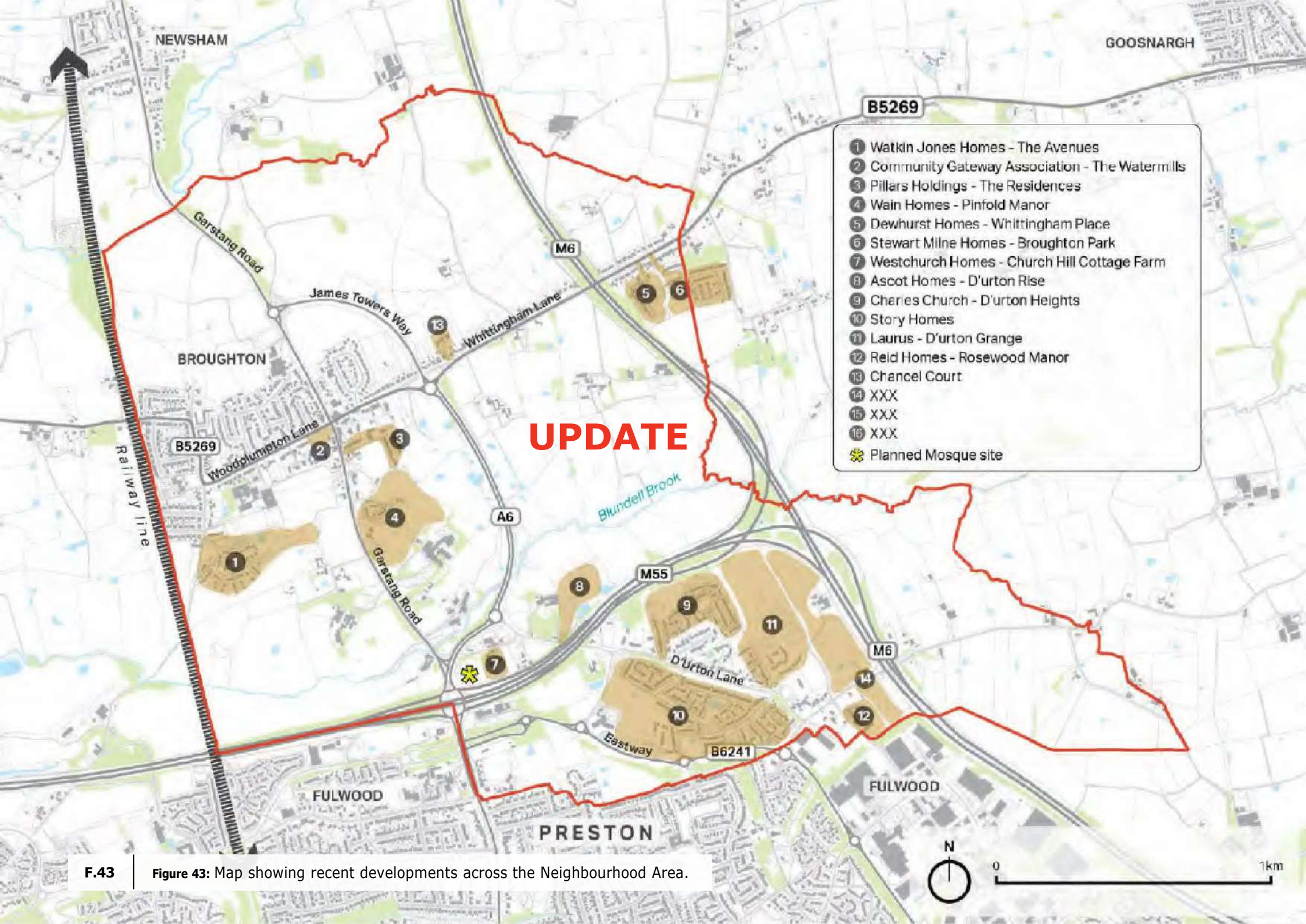
**Figure 40:** Stewart Milne Homes - Broughton Park development



**Figure 41:** Community Gateway Association - The Watermills development



**Figure 42:** Public realm improvements along Garstang Road including widened pavements and cycleways



- B5269**
- 1 Watkin Jones Homes - The Avenues
  - 2 Community Gateway Association - The Watermills
  - 3 Pillars Holdings - The Residences
  - 4 Wain Homes - Pinfold Manor
  - 5 Dewhurst Homes - Whittingham Place
  - 6 Stewart Milne Homes - Broughton Park
  - 7 Westchurch Homes - Church Hill Cottage Farm
  - 8 Ascot Homes - D'urton Rise
  - 9 Cheries Church - D'urton Heights
  - 10 Story Homes
  - 11 Laurus - D'urton Grange
  - 12 Reid Homes - Rosewood Manor
  - 13 Chancel Court
  - 14 XXX
  - 15 XXX
  - 16 XXX
  - ✳ Planned Mosque site

**UPDATE**

F.43

Figure 43: Map showing recent developments across the Neighbourhood Area.



## 273 Evaluating the design of recent development

The following graphics illustrate an evaluation of some of the Neighbourhood Area's recent developments, including a selection taken from the **XXX** identified on the previous page's plan. While some developments as a whole are of a higher quality than others, both good and poor design features can be found within the same development.

The following evaluation should help planning applicants during the design process. Future proposals should take inspiration from the good design highlighted while aiming to avoid the poor design. More so than recent design precedents, applicants should also seek inspiration from the area's heritage and character features contributing to Broughton's sense of place.



**Good design**



**Poor design**

### Heron Drive



- Solar panels sensitively integrated within roof elevation
- Imitation sash windows
- Referencing local materials (i.e. Limestone and grey slate) and architectural detailing (window cills and headers, finials, timber porch etc.)
- Strong mix of building types giving streetscape a cohesive and interesting character

Front-of-plot parking detracting from building frontages

### Farm Meadow Drive



- Solar panels sensitively integrated within roof elevation
- Attractive and simple colourway - use of red brick and black timber-effect detailing on fenestration (windows and doors)
- Iron railing and landscaped boundary treatments
- Side-of-dwelling driveways minimising visual of vehicles along streetscapes

Building styles very similar - largely uniform dwellings make for an uninteresting streetscape

## Parkside Drive



- **High** variety of building styles due to varied use of facade treatments (limestone, render and red brick)
- Referencing local materials (i.e. pale render, red brick, limestone and grey slate) and architectural detailing (limestone window surrounds and limestone quoining)

- **Weak** boundary treatments - lack of separation between plots and between public and private spaces
- Compact layout with little space between dwellings, as well as small back gardens
- Front-of-plot parking detracting from building frontages

## Garstang Road



- **High** density accommodation appropriate for the village centre with heights ranging between 2.5 and 3 storeys
- Attractive and simple colourway - use of red brick and black timber-effect detailing on projecting gables
- Large windows and balconies providing natural surveillance onto adjacent public realm / village centre

- **Imp**licit facade - lacks architectural detailing around windows
- Lacks any form of boundary treatment or landscaping between frontage and pavement

## Whitehall Drive



- **High** variety of building types including bungalows, detached dwellings, townhouses and apartments
- Good window detailing (i.e. oriel window and limestone cills)

- **Front** of-plot parking detracting from building frontages
- Poor boundary treatments due to lack of, or due to use of closed-board fencing
- Unusual placement of windows and facade design, unlike anything else in the village
- Size and scale of development not sensitive to position on edge of village

# **Broughton-in- Amounderness Neighbourhood Plan 2016 - 2026 (2023 Update)**

## **Strategic Environmental Assessment**

**Draft - Version 1.0**

**March 2024**

**Prepared for:  
Broughton-in-Amounderness Parish Council**

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# Contract

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This report describes work commissioned by Broughton-in-Amounderness Parish Council by an instruction dated 6th October 2023. The Client's representative for the contract was Pat Hasting of Broughton-in-Amounderness Parish Council. Sheena Peat of JBA Consulting carried out this work.

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## Abbreviations

EC	European Community
EIA	Environmental Impact Assessment
LNR	Local Nature Reserve
NNR	National Nature Reserve
NPPF	National Planning Policy Framework
ODPM	Office of the Deputy Prime Minister
PCC	Preston City Council
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SPA	Special Protection Area for birds
SSSI	Site of Special Scientific Interest

## Definitions

Term	Definition
National Landscapes	National Landscapes (formerly Areas of Outstanding Natural Beauty) were formally designated under the National Parks and Access to the Countryside Act of 1949. They protect areas of the countryside of high scenic quality that cannot be selected for National Park status because of their lack of opportunities for outdoor recreation. Natural England is responsible for designating National Landscapes and advising the Government and others on how they should be protected and managed.
Design Code	The design requirements which set the principles for new development in an area in a simple and concise way. This should be prepared by all local planning authorities in accordance with the National Planning Policy Framework.
Development Plan	The local, regional and national plan which sets out the vision and framework for future development of an area, addressing need and opportunities in relation to housing, the economy, community facilities and infrastructure as well as a basis for conserving and enhancing the natural and historic environment, mitigating, and adapting to climate change, and achieving well designed places. It is essential that plans are in place and kept up to date as it is a requirement set in law that planning decisions must be made in line with the development plan unless material considerations indicate otherwise.

Term	Definition
Listed Building	<p>A building is listed when it is of special architectural or historic interest considered to be of national importance and therefore worth protecting. These are listed under the following three grades:</p> <ul style="list-style-type: none"> <li>• Grade I: buildings of exceptional interest.</li> <li>• Grade II*: particularly important buildings of more than special interest.</li> <li>• Grade II: buildings that are of special interest.</li> </ul>
Local Nature Reserve	Statutory designation under the National Parks and Access to Countryside Act 1949. These can be declared by Parish and Town Council, but these must be delegated to by principle local authority.
Local Wildlife Site	Areas of land which are especially important for their wildlife.
National Character Area	A natural subdivision of England based on a unique sense of place. The Character Area framework is used to describe and shape objectives for the countryside, its planning and management.
National Planning Policy Framework	The national framework which sets out the government's planning policies for England and how these should be applied to safeguard sustainable, economic, and environmental development.
National Nature Reserve	Reserves established to protect some of our most important habitats, species, and geology, and to provide outdoor laboratories for research.
Neighbourhood Plan	A planning document created by a parish (or town council or a neighbourhood forum) which sets out a vision for the neighbourhood area and contains policies for the development and use of land in the area. If approved by a majority vote of the local community the neighbourhood plan will then form part of the statutory development plan.
Special Protection Area	Protected areas for birds in the UK, under the Wildlife & Countryside Act 1981 and the Conservation Regulations 2010.
Site of Special Scientific Interest	A conservation designation legally protected under the Wildlife and Countryside Act 1981 (as amended). These sites are selected for wildlife and natural features in England.
Strategic Environmental Assessment	A decision support process which aims to promote sustainable development by assessing the extent to which the emerging plan will help achieve relevant environmental, economic, and social objectives.

## Executive Summary

Broughton-in-Amounderness Parish Council is currently in the process of updating its Neighbourhood Plan for the neighbourhood area of Broughton-in-Amounderness, within the administrative area of Preston City Council in Lancashire. The updated Neighbourhood Plan will bring the policies in line with the National Planning Policy Framework (NPPF), provide an updated baseline of developments in the plan area, and produce a Design Code to guide quality development in the area.

Strategic Environmental Assessment (SEA) is a process undertaken to assess the potential effects of certain plans and programmes on the environment. The first stage of the SEA process is to determine whether a SEA is required. This is known as the screening stage.

This report presents the findings of the SEA screening to determine whether an SEA of the updated Neighbourhood Plan is required. It has been determined that due to the nature, scale and location of the policies within the plan the updated Neighbourhood Plan will not require an SEA.

# 1 Introduction

Broughton-in-Amounderness Parish Council is currently in the process of updating its Neighbourhood Plan for the neighbourhood area of Broughton-in-Amounderness, within the administrative area of Preston Local Council in Lancashire. Under the Localism Act, the Parish Council can produce a Neighbourhood Plan which sets out policies to guide development in the area and specify preferred areas for development. The previous Neighbourhood Plan was adopted in 2018 and forms part of the Development Plan.

The updated Neighbourhood Plan will bring the policies in line with the National Planning Policy Framework (NPPF), provide a revised baseline for developments in the plan area, and produce a Design Code to guide quality development in the area. Furthermore, the 2021 Census has shown an increase in population from 1,731 in 2011 to 2,471 in 2021.

The completion of the new 'James Towers Way' Bypass will likely increase the popularity of Broughton as a place to live and work. This removed the bulk of traffic, and associated noise and emissions, from the village centre and was followed by landscaping, traffic calming of the area, and the development of the Toll Bar Cottage Community Meeting rooms and café within the village centre.

Strategic Environmental Assessment (SEA) is a process undertaken to assess the potential effects of certain plans and programmes on the environment. Screening is the first stage in the SEA process.

The primary aim of this Screening Report is to identify whether the updated Broughton-in-Amounderness Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Council Directive 2001/42/EC. This Screening Report considers the purpose and likely contents of the updated Neighbourhood Plan and whether there is a need to conduct a full SEA.

The first Broughton-in-Amounderness Parish Neighbourhood Plan was screened against the SEA Directive, and it was concluded that it did not require a SEA or give rise to likely significant effects on European Sites due to the nature, scale, and location of the policies within the plan. It was concluded that adverse impacts are not likely on any of the sensitive environmental receptors within or around the Broughton-in-Amounderness neighbourhood area, including the Ribble and Alt Estuaries Special Protection Area (SPA) and Ramsar.

## 2 Broughton-in-Amounderness Neighbourhood Plan

The existing Broughton-in-Amounderness Neighbourhood Plan was adopted in 2018, setting out a vision for the neighbourhood area. It forms part of the Development Plan and planning applications within the plan area must be considered against the policies within the Neighbourhood Plan.

The current plan is more than five years old and there have been two additional business and employment site allocations since the adoption of the 2018 Neighbourhood Plan, as well as the completion of developments listed in the previous plan. No additional housing sites have been brought forward in the updated Neighbourhood Plan. Housing approvals and allocations will together represent an increase in housing and population within Broughton Parish in the Neighbourhood Plan period from 2024 to 2036.

An update is primarily required to include the new baseline of developments in the neighbourhood area, bring the policies in line with the NPPF, and publish a Design Code to guide quality development.

The Neighbourhood Plan update is the basis of this SEA Screening exercise.

### 2.1 The Neighbourhood Plan Area

The plan area is located approximately 6.5km north of Preston city centre. It is bound to the south by Fulwood town and west by the West Coast Mainline railway. The northern and eastern boundaries cut across open countryside, running along Dean Brook and Blundel Brook.

The area is primarily accessed by Garstang Road, which runs north south and links to Lancaster and Garstang in the north, and Preston in the south. The recently completed Broughton Bypass offers a north south link through the Neighbourhood Area, alleviating traffic along Garstang Road, which passes through Broughton Village. The B5269 (Woodplumpton Lane / Whittingham Lane) is the primary east-west road through the area, historically linking Ribchester and Fleetwood.

The area contains several Public Rights of Way (PRoW) through the open countryside, as well as a section of the Guild Wheel cycle route. The Guild Wheel runs along the eastern edge of the A6 (Garstang Road) and along D'Urton Lane, linking the area to the northern outskirts of Preston. Launched in 2012, the Guild Wheel encircles the city of Preston as a designated route for cyclists and pedestrians.

Broughton-in-Amounderness is divided into three distinct areas as shown in Figure 2-1 and Figure 03 of the Design Code (AECOM, 2024). The recent changes seen in these areas are described below.

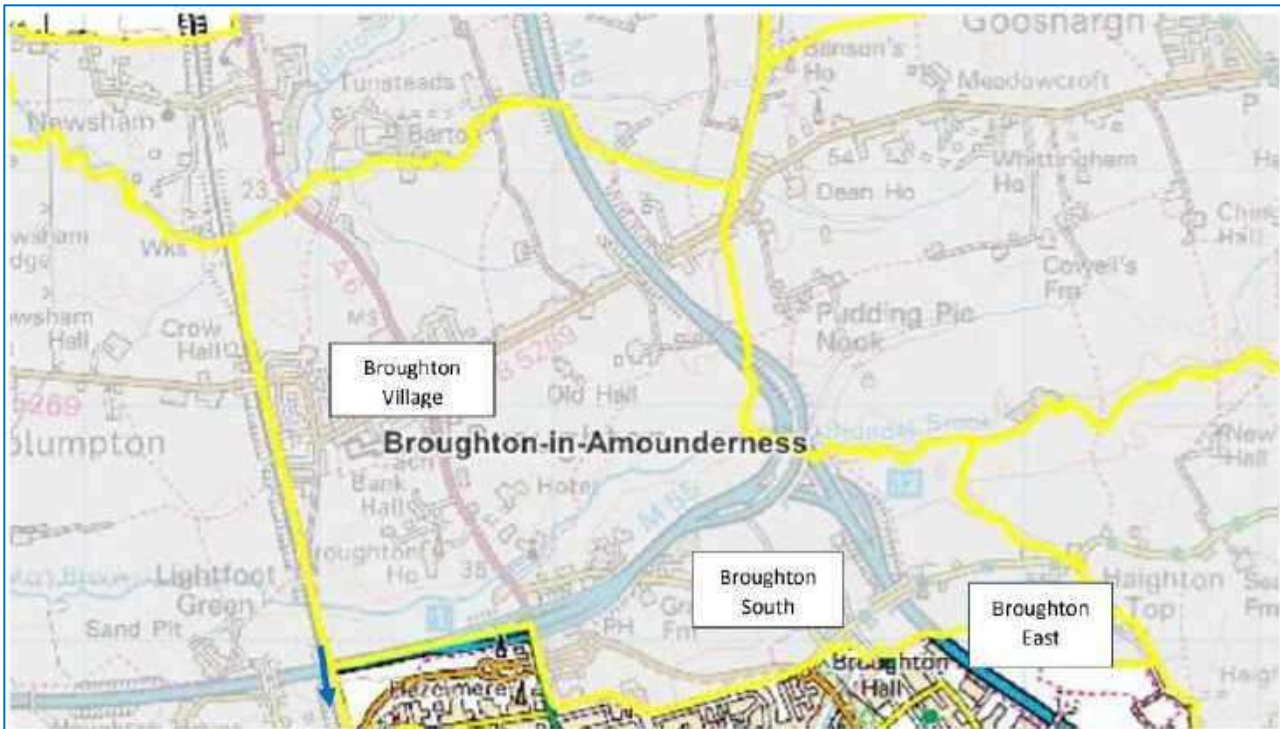


Figure 2-1: Broughton-in-Amounderness Neighbourhood Plan area.

### 2.1.1 Broughton Village

This area has radically changed since the previous Neighbourhood Plan due to the completion of the bypass; village realm works; and the developments to the East of the M6, off Woodplumpton Lane and in the village centre. The area of separation to the south (and covered by Policy EN4 of the Preston Local Plan) was encroached on after Enquiry in early 2018, which allowed two developments. The development in the area designated in the 2018 neighbourhood plan behind the pinfold cottage has been completed and the area of Whittingham Lane has been granted planning permission. The third area designated has now been incorporated into the garden of the property.

The now completed 'James Towers Way' connects from the A6 north of the village, bypasses the village to the east, crossing the B5269 and re connecting to the A6 south of the village. This has reduced traffic pressure in Broughton village and along Garstang Road.

### 2.1.2 Broughton Parish South

The Preston Local Plan (adopted in 2015) contained the North West Preston Development Area, which designates sites for housing development and takes in much of the Parish south of the M65. The adopted supplementary planning document the North West Preston Masterplan provides an outline and guidance for development. Many of the sites have been built out with more still to be completed. Elsewhere, within this area to the north of the M55 and to the south of the church hamlet off D'urton Lane, around 30 dwellings have been added in the last ten years.

### 2.1.3 Broughton Parish East

This area to the east of the M6 is made up of rural countryside, the Fernyhalgh Catholic Church, pre-school, and farm plus seven other farms bordered by Houghton and Whittingham Parishes. There has been small scale development of the barns in the area, but it remains a rural area bisected by footpaths.

## 2.2 Objectives of the Neighbourhood Plan

The main objectives of the updated Neighbourhood Plan remain similar to the 2018 Neighbourhood Plan. These are:

1. **RURAL SETTING:** To retain Broughton Village's rural setting and enhance its identity as a distinct settlement and community physically separate from Preston's Urban Area.
2. **DEVELOPMENT:** To ensure that any new development is of an appropriate, nature, location, scale and design, and in the case of Broughton Village is in keeping with and does not undermine the character, rural setting and environmental quality of the village (including through the impact of associated vehicle traffic).
3. **HOUSING:** To ensure the location, scale, and form of future housing development takes full account of local needs, has adequate infrastructure, is of a good design and helps establish a balanced and active local community.
4. **BUSINESSES / EMPLOYMENT:** To support businesses to thrive and grow, supporting the development of small new businesses, home working and the retail and service opportunities in the new developments. Working with the providers of broadband to make sure the whole village can all benefit from good coverage.
5. **FACILITIES & LOCAL CENTRE:** To secure a significantly enhanced range and quality of local services and community facilities within the heart of Broughton Village and creating other focal/meeting points for the local community.
6. **ENVIRONMENT & HERITAGE:** To improve the quality of both the natural and built environment; ensuring that heritage assets (designated and non-designated) are identified, conserved, and enhanced.
7. **LEISURE AND RECREATION:** To enhance opportunities for and participation in sport and informal leisure and recreation by the development & improvement of local facilities.
8. **HEALTH & WELL BEING:** To promote health and wellbeing; by safeguarding and enhancing the Guild Wheel and local footpath network and ensure that improvements in air quality post bypass are maintained. To protect 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.
9. **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.

10. OPEN COUNTRYSIDE: To safeguard and enhance the special character and identity of the open countryside areas.

# 3 Legislative Regime

## 3.1 Strategic Environmental Assessment

SEA is the term used to describe the environmental assessment applied to plans and programmes in accordance with the European Council Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the environment'. The Environmental Assessment of Plans and Programmes Regulations 2004, or 'SEA Regulations', were originally transposed from the European Directive 2001/42/EC (the SEA Directive) into English Law, prior to the UK's departure from the EU. The Environmental Assessment of Plans and Programmes (Amendment) Regulations 2020 now apply to this work. These Regulations require an SEA to be undertaken for certain types of plans or programmes that could have a significant environmental effect.

The SEA Regulations form the basis by which all SEAs are carried out to assess the effects and impacts of certain plans and programmes on the environment. Detailed practical guidance on these Regulations can be found in the Office of the Deputy Prime Minister (ODPM) Government (now Department of Levelling Up, Housing and Communities) publication - A Practical Guide to the Strategic Environmental Assessment Directive (ODPM, 2005). This document provides advice on the screening and scoping of SEA along with information regarding the requirements of the Environmental Report which represents the output of the SEA process. It has been used as the basis for undertaking this Screening Report, in conjunction with the SEA Regulations.

It is a basic condition when producing a Neighbourhood Plan that EU obligation, as incorporated into UK law, is met; this includes those of the SEA Directive. In some limited circumstances, where a Neighbourhood Plan is likely to have significant environmental effects, it may require a SEA (Planning Practice Guidance, 2015). Draft Neighbourhood Plan proposals should therefore be assessed to determine if they are likely to have significant environmental effects (i.e., through a screening assessment as contained within this report).

For example, a Neighbourhood Plan may require an SEA where:

- sites are allocated for development.
- the plan area contains sensitive natural or heritage assets that may be affected by the proposals in the plan.
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a Sustainability Appraisal of the Local Plan.

If significant environmental impacts are triggered by the implementation of a Neighbourhood Plan, it is considered prudent to advise that a SEA is required. As such, it is important to determine whether there would be significant environmental impacts as per the SEA Directive.

# 4 Assessment Screening Process

## 4.1 SEA Screening Methodology

The following section details the application of the SEA Regulations to plans and programmes and demonstrates the screening process based on the flowchart presented in A Practical Guide to the Strategic Environmental Assessment Directive which is reproduced in Figure 4-1 below (ODPM, 2005).

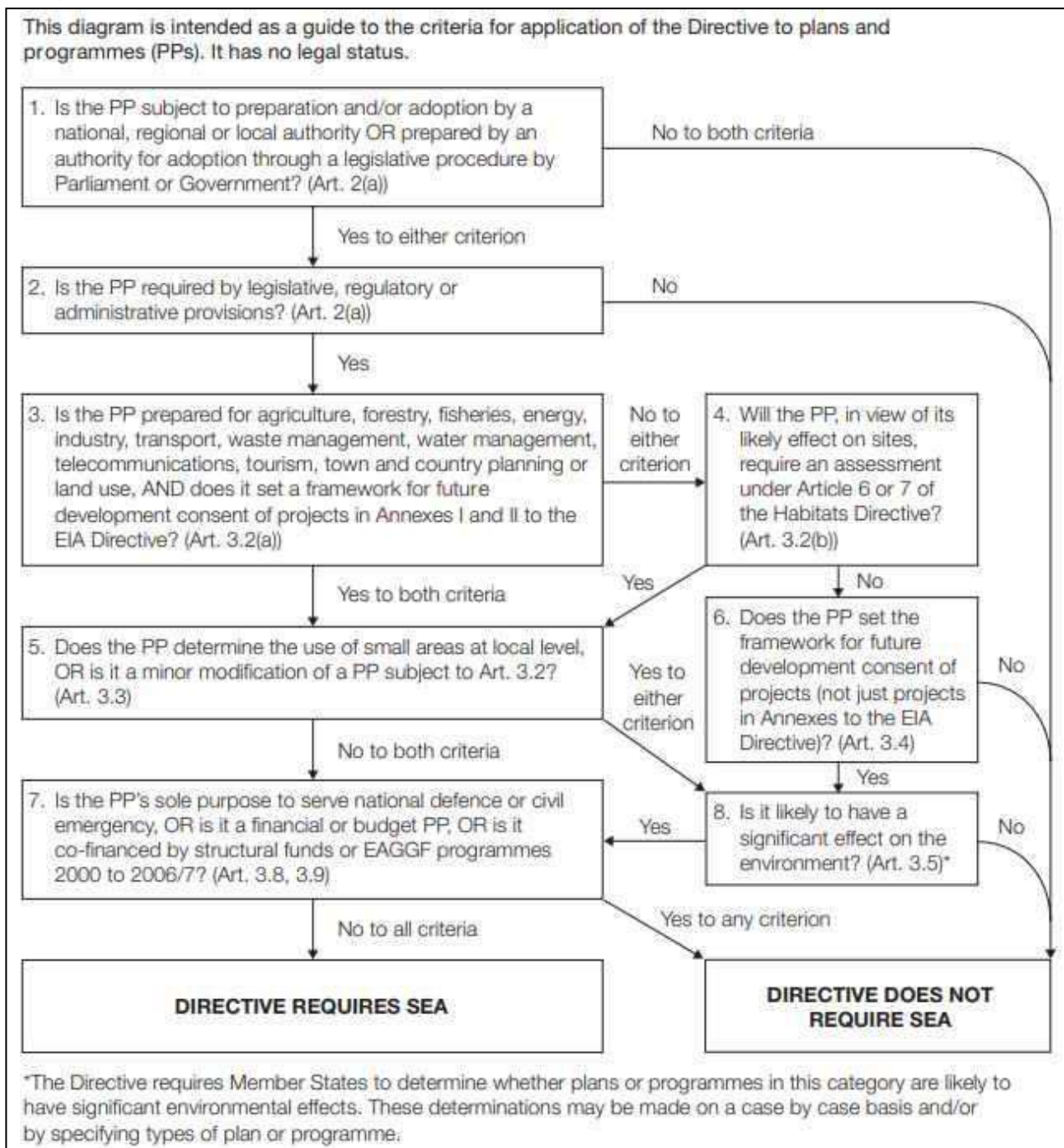


Figure 4-1: Application of the SEA Directive to Plans and Programmes (Source: A Practical Guide to the Strategic Environmental Assessment Directive, ODPM, 2005).

The requirements of Article 3(5) of the SEA Directive were then applied specifically in relation to the updated Neighbourhood Plan area to determine if the plan could have a significant effect on the environment.

Article 3(5) of the SEA Directive describes and sets out the scope of application of the Directive. It makes SEA mandatory for plans or programmes that are likely to have significant effects on sites designated under the European Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (the Habitats Directive). This includes Special Areas of Conservation (SAC) and Special Protection Areas (SPA).

Paragraph 5 of Article 3 of the Directive requires that the full criteria identified in Annex II are taken into account when considering the environmental effects of the Neighbourhood Plan and their significance. These criteria are set out below:

The characteristics of plans or programmes, having regard, in particular, to:

- The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.
- The degree to which the plan or programme influences other plans or programmes, including those in hierarchy.
- The relevance of the plan or programme for the integration of environmental considerations, in particular with a view to promoting sustainable development.
- Environmental problems relevant to the plan or programme.
- The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g., plans and programmes linked to waste management or water protection).

The characteristics of the effects and of the area likely to be affected, having regard, in particular to:

- The probability, duration, frequency, and reversibility of the effects.
- The cumulative nature of the effects.
- The transboundary nature of the effects.
- The risks to human health or the environment (e.g., due to accidents).
- The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).
- The value and vulnerability of the area likely to be affected due to: Special natural characteristics or cultural heritage; Exceeded environmental quality standards or limit values; Intensive Land-use.
- The effects on areas or landscapes which have a recognised National, Community or International protection status.

These criteria and characteristics are developed further in the following section and are presented with reason and comment in the context of the Broughton-in-Amounderness Neighbourhood Plan.

# 5 Broughton-in-Amounderness Neighbourhood Plan Screening Assessment

## 5.1.1 Screening assessment

The assessment shown in Table 4-1 below forms the initial screening for the updated Broughton-in-Amounderness Neighbourhood Plan against the established SEA screening criteria, as determined within the Practical Guide.

Table 5-1: Screening requirement for the SEA for the updated Neighbourhood Plan.

Stage and Question	Answer	Explanation
1. Is the plan and programme (PP) subject to the preparation and/or adoption by a national, regional, or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))	Yes (proceed to Q2)	The Localism Act 2011 allows for the preparation of Neighbourhood Plans. Once it has successfully gone through all the relevant statutory preparation stages a Local Planning Authority has an obligation to adopt or 'make' a Neighbourhood Plan and it then becomes part of the statutory development plan for the relevant Local Authority area. Consequently, Neighbourhood Planning is directed by/ through a legislative procedure.
2. Is the PP required by legislative, regulatory, or administrative provisions? (Art. 2(a))	No (Yes when 'made' so proceed to Q3)	The preparation of Neighbourhood Plans is not mandatory; a Town/ Parish Council or Neighbourhood Forum can choose whether to undertake preparation of such a plan. However, if the relevant body decides to prepare a Neighbourhood Plan, that Town/ Parish Council or Neighbourhood Forum is required to follow the set regulatory and administrative procedures.  It will also form part of the Development Plan when adopted or 'made' by the Local Planning Authority and it is important to determine whether significant environmental effects are likely and whether further assessment is required.
3. Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND	Yes, to both criteria (proceed to Q5)	The updated Broughton-in-Amounderness Neighbourhood Plan sets out policies to guide development in the area as well as a Design Code (AECOM, 2024) which sets the expectation for quality build development in the plan area. Once adopted by the Local Planning Authority it will form part of the Local Plan and is therefore prepared for Town and Country

Stage and Question	Answer	Explanation
does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art. 3.2(a))		planning and land use and sets a framework for future development consent.
4. Will the PP, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive? (Art. 3.2(b))	N/A	Not applicable as criterion to Q3 answered "Yes". However, potential significant impacts on the European sites are addressed in Table 4-2.
5. Does the PP determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art. 3.3)	Yes (proceed to Q8)	<p>The updated Neighbourhood Plan aims to bring the policies from the adopted Neighbourhood Plan in line with the NPPF. The scope of the adopted Neighbourhood Plan covers:</p> <ul style="list-style-type: none"> <li>- Protection of the natural environment.</li> <li>- Housing provision for local people to 2026 and preserving the character and heritage of the village.</li> <li>- Community services and infrastructure maintenance and improvement</li> <li>- Enhancing and supporting the local economy.</li> </ul> <p>Most policies related to specific, small areas of the village itself; it can therefore be considered as determining the use of small areas at a local level only. It is not a minor modification.</p>
6. Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? Art. 3.4)	N/A	Not applicable; however, the updated Neighbourhood Plan does allocate sites for future housing development within the neighbourhood area of Broughton. This is not considered to have a significant environmental impact due to the small-scale developments proposed, however, the developments will together represent an increase in housing. Nonetheless, the inclusion of policies to protect green spaces, village character and the environment will ensure there is no significant environmental impact upon the neighbourhood area.
7. Is the PP's sole purpose to serve national defence or civil emergency, OR is it a	N/A (as Q5 answered	The updated Broughton-in-Amounderness Neighbourhood Plan is not prepared for any of the purposes in Part 7.

Stage and Question	Answer	Explanation
financial or budget PP, OR is it co-financed by structural funds or EAGGF programmes 2000 to 2006/7? (Art. 3.8, 3.9)	"Yes' to either criterion)	
8. Is it likely to have a significant effect on the environment? (Art. 3.5)	No (see Table 4-2 and Appendix A)	The updated Neighbourhood Plan is unlikely to have any significant effect on the environment. See Appendix A for the assessment of the significant effect of the updated Neighbourhood Plan on the environment.

### 5.1.2 Assessment of significant environmental effect

Table 5-2 is an assessment of the updated Neighbourhood Plan's significance of effect on the environment.

Table 5-2: SEA Screening Process - Specific Requirements of Article 3.5.

SEA Directive (Annex II)	Explanation	Likely significant impact?
<b>Characteristics of the Neighbourhood Plan</b>		
<p>The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources</p>	<p>The updated Neighbourhood Plan upholds the visions set out in the 2018 Neighbourhood Plan, which provided a blueprint for development consistent with the needs and expressed opinions of residents within the neighbourhood area. This includes protection of the environment, housing provision for local people which preserves the village's character and heritage, enhancing and supporting the local economy, and providing community facilities and improvement to infrastructure.</p> <p>The completion of the new 'James Towers Way' village bypass which travels round the east of Broughton village, makes Broughton an attractive residential location. Therefore, the updated Neighbourhood Plan and associated Design Code (AECOM, 2024) seeks to facilitate proposed housing developments that are in-keeping with the character and setting of the village.</p> <p>To achieve this, the policies were developed within six specific areas: natural environment, housing, business and employment, community facilities and activity, built environment and heritage, and access and infrastructure. Once adopted, the updated Neighbourhood Plan will form part of the Development Plan and planning applications within the plan area must be determined in accordance with it. Therefore, the policy wording from the 2018 Neighbourhood Plan has been updated in the updated Neighbourhood Plan to align with the NPPF's 2023 updates. Design Codes A focus on character and identity with the aim 'For development to accurately reflect Broughton's rural character and heritage, through the use of context driven and place-specific character features' (AECOM, 2024).</p>	No
<p>The degree to which the plan or programme influences other</p>	<p>The updated Neighbourhood Plan covers a small, defined neighbourhood area within the context of the Preston City Council area. The Neighbourhood Plan will be in general conformity with the strategic policies of the Preston Local Plan, the Central Lancashire Core Strategy and National Planning Policy Framework. Once adopted the Neighbourhood Plan will form part of the statutory</p>	No



SEA Directive (Annex II)	Explanation	Likely significant impact?
plans and programmes including those in a hierarchy	Development Plan.	
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development	<p>Throughout the plan, integration of environmental considerations is important, and this is demonstrated through the Objectives and Parish Actions in the plan. There are also policies concerned with environmental protection and enhancement, thereby promoting sustainable development, for example:</p> <ul style="list-style-type: none"> <li>• NE2 concerns the visual impact of development and minimising adverse impacts through landscape screening and tree planting.</li> <li>• Policies AI1, AI2, and AI3 concern reducing heavy good traffic in the village, enhance the Guild Way pedestrian / cycle route and providing off-street parking.</li> </ul>	No
Environmental problems relevant to the plan or programme	Appendix A presents the potential environmental effects of the Neighbourhood Plan grouped into the SEA ‘topics’ suggested by Annex I(f) of the SEA Directive.	No

SEA Directive (Annex II)	Explanation	Likely significant impact?
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g., plans and programmes linked to waste-management or water protection)	The Neighbourhood Plan does not have policies specifically related to waste management. Neither does the Neighbourhood Plan have policies relating to water protection, but Policy NE3 does state that sustainable drainage schemes must be used for developments. Strategies relating to waste disposal or water protection will mostly be dealt with by the Preston Local Plan, the Lancashire Minerals and Waste Local Plan and Core Strategy and have been integral to development of this Neighbourhood Plan.	No
<b>Characteristics of the effects and of the area likely to be affected, having regard, in particular, to:</b>		
The probability, duration, frequency, and reversibility of the effects	<p>Changes that may occur from the implementation of the updated Neighbourhood Plan will likely operate over the long-term, but the impacts are expected to be positive by maximising the positive environmental effects and minimising or avoiding negative impacts. Objectives of the Design Code (AECOM, 2024) include ensuring future development coheres with and enhances the unique character of the area and that to protect the 'green gaps' in Broughton and surrounding area. Design Code C concerns the size, scale and layout of development in the plan area to ensure development is delivered in line with local best practice, this includes specifications on building height, frontages, spaces between dwellings, and gardens.</p> <p>The Neighbourhood Plan addresses specific local development management issues, complementing the higher-level strategic policy framework already established through the emerging Preston Local Plan, the Central Lancashire Core Strategy, and National Planning Policy Framework.</p>	No
The cumulative	The development of new residential sites within the Broughton-in-Amounderness neighbourhood	No

SEA Directive (Annex II)	Explanation	Likely significant impact?
nature of the effects	<p>area along with residential developments elsewhere in the wider area have the potential to cumulatively have an adverse impact on the Ribble and Alt Estuaries SPA and Ramsar, along with the Sites of Special Scientific Interest (SSSIs) and Local Nature Reserves (LNRs), through increased visitor pressures.</p> <p>However, given the wording of the policies and the measures promoted within them, the distance to the SPA / Ramsar / SSSIs / LNRs, the nature of the developments, and the management already in place in several of the sites, no adverse impacts on these designated sites would arise, either alone or in-combination with other plans or projects.</p>	

SEA Directive (Annex II)	Explanation	Likely significant impact?
The transboundary nature of the effects	<p>Neighbourhood Plans are required to relate to discrete administrative areas. By definition, "transboundary" issues are "strategic" matters; therefore, beyond the scope of a Neighbourhood Plan. Nonetheless, in relation to the potential transboundary impacts from the updated Neighbourhood Plan, other plans and policies in adjacent local authorities and neighbourhoods can be considered, in particular the local plans and development frameworks (or emerging plans) from Preston Local Plan and Central Lancashire Core Strategy. These contain policies within them to help protect sensitive environmental receptors. Neighbourhoods surrounding Broughton-in-Amounderness are currently undergoing the procedure to develop a neighbourhood plan or have adopted a neighbourhood plan. These would take into consideration the policies within Broughton-in-Amounderness Neighbourhood Plan. It is expected that appropriate mitigation measures would be identified through the relevant SEAs for these plans.</p> <p>Ribble and Alt Estuaries SPA and Ramsar is approximately 8.3km from the Neighbourhood plan area. Adverse transboundary effects are not anticipated. The updated Broughton-in-Amounderness Neighbourhood Plan contains a policy to designate and protect Local Green Spaces within the neighbourhood area: NE1 states three Local Green Spaces that will be protected), which will create alternative areas to reduce pressures on existing sites thereby minimising any indirect adverse impacts of the proposed residential developments and increased recreational pressures.</p> <p>No significant transboundary effects of the policies contained within the Broughton-in-Amounderness updated Neighbourhood Plan are anticipated given that they focus on small-scale areas within the neighbourhood area itself.</p>	No
The risks to human health or the environment (e.g., due to accidents)	No significant risks to human health are anticipated through the implementation of the Broughton-in-Amounderness updated Neighbourhood Plan, as identified in Appendix A.	No

SEA Directive (Annex II)	Explanation	Likely significant impact?
<p>The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected)</p>	<p>The Neighbourhood Plan relates to the Parish of Broughton-in-Amounderness only and sets out planning policies which can be used to influence further planning applications within the Parish. Most of the policies within the plan relate to the village of Broughton itself. However, the new 'James Towers Way' bypass, travelling around the east of Broughton Village, makes Broughton a more desirable place to live, work and visit. The 2021 Census identified 2,471 residents in 956 properties, which is an increase of approximately 200 dwellings compared to the 2011 Census. This figure, based on the March 2023 electoral role, had risen to 1,027 with the completion of further development. Policies within both the updated Neighbourhood Plan and Preston Local Plan will ensure these developments will not have any significant environmental impacts. The updated plan has policies relating to limiting areas of potential development, maintaining the quality of the public realm, and the sustainable management of access and infrastructure (e.g., NE1 Local Green Space and A11 Heavy Goods Traffic).</p> <p>Consequently, the magnitude and spatial extent of the Neighbourhood Plan is limited and will not have significant environmental effects.</p>	No
<p>The value and vulnerability of the area likely to be affected due to:</p> <ul style="list-style-type: none"> <li>• Special natural characteristics of cultural heritage.</li> <li>• Exceeded environmental</li> </ul>	<p>The Broughton-in-Amounderness neighbourhood area is in proximity to sensitive environmental receptors, including:</p> <ul style="list-style-type: none"> <li>• Ribble and Alt Estuaries SPA and Ramsar</li> <li>• Beeston Brook Pasture SSSI</li> <li>• Darwen River Section SSSI</li> <li>• Rough Hey Wood SSSI</li> <li>• Newton Marsh SSSI</li> <li>• Ribble Estuary SSSI</li> <li>• Red Scar and Tun Brook Woods SSSI</li> <li>• Fishwick Bottoms LNR</li> </ul>	No

SEA Directive (Annex II)	Explanation	Likely significant impact?
<p>quality standards or limit values.</p> <ul style="list-style-type: none"> <li>Intensive land-use.</li> </ul>	<ul style="list-style-type: none"> <li>Preston Junction LNR</li> <li>Pope Lane and Boilton Wood LNR</li> <li>Fishwick Bottoms LNR</li> <li>Grange Valley LNR</li> <li>Longton Brickcroft LNR</li> <li>Ribble Marshes National Nature Reserve (NNR)</li> <li>Forest of Bowland National Landscape</li> <li>Rural Landscape Character</li> <li>Broughton listed buildings.</li> </ul> <p>The policies and actions of the updated Neighbourhood Plan include the protection of green space, landscape, community assets, and heritage. There is the potential for impacts on the environmental quality and heritage of the area, however, due to the location and the distance of the neighbourhood area to these sites, it is considered that these potential impacts will not be significant.</p>	
<p>The effects on areas or landscapes which have a recognised national, Community or international protection status</p>	<p>It is not anticipated that the Broughton-in-Amounderness updated Neighbourhood Plan will adversely impact on the Ribble and Alt Estuaries SPA and Ramsar, the surrounding SSSIs, LNRs, and NNR, the Forest of Bowland National Landscape and / or other areas / landscapes of community importance, as detailed above. Furthermore, the policies include the protection of green space, landscape, community assets and heritage and it is likely that the Neighbourhood Plan will be positive by maximising the positive environmental effects of development and minimising or avoiding negative impacts.</p>	<p>No</p>

## 6 Conclusion

Preparation of the Neighbourhood Plan is voluntary and is prepared under the Localism Act 2011, and in accordance with the Neighbourhood Planning Regulations 2012. It is the responsibility of Broughton-in-Amounderness Parish Council, following the referendum on 18th October 2018 where Preston City Council made the Neighbourhood Plan part of the Development Plan for the area. The Neighbourhood Plan will be updated to bring the policies in line with National Policy and will help to inform decision making for proposed developments in the area.

As detailed in this screening report, it is considered that the updated Broughton-in-Amounderness Neighbourhood Plan does not require a Strategic Environmental Assessment.

## 7 Consultation

Broughton-in-Amounderness Parish Council is required to consult with the three statutory environmental consultees: Historic England, the Environment Agency, and Natural England at this screening stage. The bodies will be consulted for their opinions and comments on the conclusion of this report, with any comments incorporated into subsequent stages of the SEA.



# **A Assessment of potential environmental effects**

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
Biodiversity, flora and fauna (Including biodiversity habitats and species, biodiversity sites, areas of geological interest)	Y	Without mitigation and enhancement measures, new allocations in Broughton Parish have the potential to lead to effects on biodiversity, including through loss of habitat, disturbance, effects on ecological connections and indirect effects such as from impacts on water quality and quantity.	<p>There are no Special Areas of Conservation (SACs) or Special Protection Areas (SPAs) present within the Neighbourhood Area.</p> <p>There are no nature conservation areas within the plan area. The main 'sensitive areas' are the six Sites of Special Scientific Interest (SSSIs), one National Nature Reserve (NNR) and six Local Nature Reserves (LNRs) in proximity to the plan area. The closest of these is Fishwick Bottoms LNR which is made up of multiple sites, the closest of which is approximately 650m south of the plan area boundary.</p> <p>New developments will be required to demonstrate Biodiversity Net Gain under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).</p> <p>Effects on biodiversity are unlikely to be significant.</p>
Population (Including residents' quality of life, accessibility to services and facilities, deprivation and similar)	Y	The policy approach in the Neighbourhood plan is likely to benefit the residents of Broughton-in-Amounderness. It seeks to prevent the loss of community facilities, increase public green spaces and parks, and improve village parking.	Residents will likely benefit from the neighbourhood plan; however, it is not deemed that these impacts will be significant when considering them against the SEA Directive.
Human Health	Y	The Neighbourhood Plan promotes	Residents will likely see wellbeing benefits from the

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
(Incorporating residents' health and wellbeing)		<p>healthier lifestyles, supporting accessibility and increased community facilities. The Neighbourhood Plan vision is for an attractive pedestrian/cycle friendly public realm which offers food air quality.</p> <p>Direct impacts from the plan on human health from noise quality, air quality and light pollution issues may arise, including from new development areas. The Plan seeks to protect the health and wellbeing of residents from these impacts.</p>	neighbourhood plan; however, it is not deemed that these impacts will be significant when considering them against the SEA Directive.
Soil (Including agricultural land, soil erosion, soil quality)	N	<p>There are four main areas of rural countryside, with scattered farmsteads and hamlets. These areas are Grade 3 Agricultural Land (good to moderate quality).</p> <p>The Neighbourhood Plan seeks to limit development outside of the Broughton settlement boundaries.</p>	Effects on the soils resource are unlikely to be significant with development focused on the strategic development locations or within Broughton village, away from the areas of agricultural land.
Water (Including water quality and availability)	Y	The Broughton Parish updated Neighbourhood Plan has the potential to lead to a small-scale	Potential effects on water availability will be limited by the relatively small-scale of proposals likely to be facilitated by the Neighbourhood Plan. Effects unlikely

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
		<p>increase in water demand in the Neighbourhood Area through supporting the delivery of new housing provision.</p> <p>The neighbourhood plan supports the provision of Sustainable Drainage Systems.</p>	to be significant.
Air (including Air Quality)	Y	<p>Whilst new development areas in the Neighbourhood Area may lead to increased traffic flows and congestion, this is unlikely to lead to marked effects on air quality. The new bypass has directed traffic, and the associated pollution, away from the village centre.</p>	<p>There is one AQMA within the Neighbourhood Area. This is AQMA No.3 which was declared for Nitrogen dioxide NO2. incorporating part of Garstang Road, Broughton, Preston. However, the Air Quality Annual Status Report published in November 2023 recommended this AQMA was revoked as no exceedances of any air quality objectives have been recorded and the AQMA has been in compliance for the last 5 years.</p> <p>The Neighbourhood Plan seeks to maintain improved air quality post-bypass construction alongside the safeguarding of the local footpath network and Guild Wheel route.</p>
Climatic Factors (Including relating to climate change mitigation (limiting greenhouse gas emissions) and adaptation (adapting to the anticipated	Y	Design Codes D related to sustainability and green infrastructure to delivery multifunctional green assets and integrate sustainable technologies into existing and new developments in the Neighbourhood area. Further	Due to the localised nature of the Neighbourhood Plan, the magnitude of climatic effects is unlikely to be significant when considering the SEA Directive.

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
effects of climate change, including flood risk)		<p>details on future-proofing housing and delivering energy efficient homes are detailed in the Design Code (AECOM, 2024).</p> <p>Statutory requirements (including the requirements of the NPPF) will ensure that flood risk is addressed in new development proposals.</p>	
Material Assets (Including minerals resources, waste considerations)	Y	<p>The Broughton Parish updated Neighbourhood Plan may lead to small increases in the Neighbourhood Area’s waste management requirements through supporting the delivery of new housing. No mineral sites or resources are likely to be affected as a result of the Broughton Parish updated Neighbourhood Plan.</p> <p>Any development proposed within Mineral Safeguarding Areas within the neighbourhood plan area would need to comply with Policy M2 of the Joint Lancashire Minerals and Waste Joint Local Plan (JAC, 2013).</p>	<p>Potential increase in waste because of new development from the Neighbourhood Plan will be managed through statutory waste management requirements.</p> <p>It is unlikely that there would be significant effects on mineral resources in the context of the SEA Directive.</p>
Cultural Heritage	Y	The housing allocation proposed	Whilst the plan area does contain several heritage

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
<p>(Including historic environment, cultural heritage, historic settings)</p>		<p>through the Neighbourhood Plan has the potential to have effects on the fabric and setting of historic environment assets.</p>	<p>assets, particularly in Broughton village, the Neighbourhood Plan includes an Objective to ensure that heritage assets are identified, conserved and enhanced. The Neighbourhood Plan includes the Heritage Register, established by Preston City Council in 2018, of historic assets. These are to be protected due to their significance to the historic setting of the town under General Policy HE of the updated Neighbourhood Plan.</p> <p>In terms of listed buildings, Policy NE1 identifies areas with presumption against development which would reduce their character or openness. This included land south of the Parish Church which is Grade II Listed. Part of this land was granted consent to build a mosque in 2023; however, the remainder of this land will continue to provide separation from the main urban area of Preston and will protect the setting of the Church.</p>

SEA Topic	Likely effect? Y/N	Description of effect	Effect likely to be significant in the context of SEA?
Landscape (Including landscape and townscape quality)	Y	<p>Direct effects from the Broughton Parish updated Neighbourhood Plan on landscape and townscape character have the potential to take place from the housing allocations taken forward through the plan.</p> <p>The southeast of Broughton-in-Amounderness is a designated 'Area of Separation' under Policy EN4 of the Preston City Council Local Plan. This provides protection of the character and identity of settlements to maintain openness of the countryside and the quality of the settlements. This was encroached upon when, after Enquiry, two developments were Granted. However, the Neighbourhood Plan seeks to support the existing residents by linking them through footpaths, amenities and community activities to the village centre.</p>	<p>There are no 'sensitive areas' in relation to landscape quality within the BCP boundary.</p> <p>There are no large woodland areas within the plan area, however, there are several trees protect by Tree Preservation Orders<sup>1</sup>.</p> <p>The new Policy RES3 in the updated Neighbourhood Plan and associated AECOM Design Code (AECOM, 2024) seeks to guide development in a way that protects the landscape and historic character of the neighbourhood plan area.</p> <p>Overall, the updated neighbourhood plan continues to focus on promoting the local landscape character, particularly the rural characteristics (such as the sense of enclosure to fields, and individual and grouped mature trees), and key features of importance. Potential effects on landscape character are unlikely to be significant.</p>

<sup>1</sup> <https://www.preston.gov.uk/article/1133/Tree-preservation-orders-TPOs>

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ISO 14001:2015  
ISO 27001:2013  
ISO 45001:2018

