

The purpose of this note is to explain why the plan needs reviewing and why we need group of local people, community groups and business owners to “Steer” this.

The **Broughton Neighbourhood Development Plan** (BNDP) was adopted by Preston City Council in December 2018, this followed three years of consultation.

This sets out the local policies developed as part of the plan, the sites allocated for by the plan for development and progress with the Parish Action Plan.

Parish Action Plan

The Parish Action Plan is made up of the Parish Action Points from the BNDP, issues raised in the 2020 consultation & issues raised directly to the Parish Council

It is regularly updated and the current version is on the website. There are success stories such as Toll Bar Cottage & stopping 5 developments not on allocated sites but there are also ongoing issues being dealt with such as parking & traffic.

Why now?

- In 2018 National Planning Policy Framework was update and it was made obvious at the Mosque Call In that some policies need updating and a design statement adding to. Currently the government are consulting on a further revision to this document due out later this year.
- Our “allocated sites” have all been developed. Currently the Central Lancashire’s Care Strategy CLCS developed to help co-ordinate “development” in Preston, Chorley & South Ribble area and contribute to boosting investment and employment. It is a strategic policy document and allocates sites for development. The last one allocated the North Preston development area and the Whittingham Hospital Site. It is currently under consultation with “sites” allocation is currently being consulted on. There were 17 sites put forward in Broughton, most are still being considered with one main allocated. This site in Broughton is not the one the Parish Council backed as it does not give the same community assets.
- There have been a considerable number of Community changes with New City and County wards and by the next election a new parliamentary constituency (South Ribble). There has been an increase in population from the 2021 census total population 2500 from 1722 in 2011 up by 1/3 rd. (current projection is 2780) In 2022 there were a total of 1,169 dwelling a rise of 469 with a further 970 either under construction or with planning permission (May 2022 has 1998 people on the electoral role)

BNDP have the Objectives changed? (BNDP page 10)

- ✓ 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.
- ✓ 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).

✓ HOUSING

To ensure the location, scale, and form of future housing development takes full account of local needs, and helps establish a balanced and active local community

✓ 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

✓ FACILITIES & LOCAL CENTRE

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

✓ ENVIRONMENT & HERITAGE

To realise the potential created by provision of the bypass to secure improvements to the quality of both the natural and built environment; ensuring that heritage assets (designated and non-designated) are identified, conserved and enhanced.

✓ LEISURE AND RECREATION

To enhance opportunities for and participation in sport and informal leisure and recreation by the development, improvement and/or sharing of local facilities.

HEALTH & WELL BEING *Ongoing*

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.

NEW COMMUNITIES *ongoing*

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.

✓ OPEN COUNTRYSIDE

To safeguard and enhance the special character and identity of the open countryside areas

How much of our vision for 2026 have we met? (BNDP page 11)

6.1

A Mostly

B Mostly

C Mostly but have we ignored Fernyhalgh?

Are our policies out of date?

7. Natural Environment

Actions to mitigate climate change needs to be included as a PAP

8. Housing

New site(s) need to be allocated, based on CLCS “need” or “allocation” of 150 properties over the period of the plan that is 2026- 2036.

8.5.19 Broughton Village Housing Design need a policy as it is currently only a statement not a policy

10 .Community Facilities & Activity

Do other Community Facilities need adding such as a new place of worship? This would be a PAP

12. Access & Infrastructure

This section was written pre-bypass and was based on projections. Point 12.1.5 states LCC's modeling post bypass the traffic on the Garstang Road will reduce by 90% and that the traffic on Whittingham Lane/Woodplumpton Lane (B5269) would remain the same.

The policies in this section relate to A1.1 Heavy goods traffic, a policy that is well written but not enforced by the LA's, A1.2 Guild Wheel & A1.3 additional off street car parking on the KGV field a policy that as yet PCC has not been very helpful with.

Timeline

This depends on the "call in" result will affect this review as the Neighbourhood Plan was one of the key documents that the barrister highlighted.

If the BNDP only require some policies to be updated and the addition of the design code this will require consultation and examination. 6 months

If the BNDP is required to add out preferred site it will need a referendum unless CLCS listen to us and agree to put it in the plan instead of the Willow Tree site. 9-12 months.

The group need to meet once the mosque result is in, then 6 weekly to steer by zoom and in between be able to review documents.

The PC have commissioned Peter Black who was out advocate at he "call In" to assist with policy and will be applying to Locality for a technical grant on site allocation & assessment. Scott will be chairing the group, Angela clerking it so if you are interested please contact her: clerkbroughtonpc@gmail.com