

# Barton Village Neighbourhood Plan

Regulation 14 Consultation

Autumn 2020



**YOUR** chance to have  
**YOUR** say about the  
**FUTURE** of  
Barton Village

The background of the entire page is an aerial photograph of Barton Village. The top half shows a wide, flat landscape with some distant hills. The bottom half shows a more detailed view of the village, with a road, a railway line, and various buildings and fields. A large blue semi-transparent rectangle covers the top half, and a large green semi-transparent rectangle covers the bottom half, both containing text.

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# 1. FOREWARD

**The rural parish of Barton is located along the strategically important A6 highway and is uniquely shared between the administrative boundaries of Preston and Wyre. The history of the parish can be traced back to 1066 when it was first described as four ploughlands. Numerous references exist over time for this predominately agricultural area north of Preston. One such reference was the inclusion of the hamlet of Newsham to the parish in 1894 and this geographically represents the modern day parish of Barton.**

The principal road through Barton is the A6 which is the primary transport link for many from Preston to Lancaster. This route through the village gives Barton a linear flow with a series of tributary routes diverging to the east and west, creating connections with other local rural villages.

Barton is a warm, friendly and safe community of approximately 1200 residents. The village has a very dynamic and engaging demographic, supporting a number of community centric activities throughout the year. There are two churches in Barton which are affiliated to Barton St Lawrence and St Mary Newhouse primary schools which represent the heartbeat of the community. There is a diverse number of award winning businesses in the village ranging from fine dining and superior accommodation to legal services, agriculture and high end home furnishings. This diversity reflects the character of the village.

Barton has been subject to significant growth in the last 5 years and the Parish Council alongside the community are looking to work with Preston City Council and Wyre Council to achieve a sustainable future for the village through the Barton Village Neighbourhood Plan. The Localism Act has provided the opportunity for local people to have more say in developing a shared vision for their neighbourhood, choosing where new homes, shops, offices and other development should be built, Identifying and protecting important local green spaces and influencing what new buildings should look like.

The Act defines a Neighbourhood Plan as:

“A plan which sets out policies in relation to the development and use of land in the whole or any part of a particular neighbourhood plan area specified in the plan”

The Neighbourhood Plan once ratified by referendum of the parish residents becomes a material consideration in the decisions of Preston City Council and Wyre Council when determining planning applications along with their own local development plans.



# 1. FOREWARD

Our Neighbourhood Plan will provide the opportunity for us to shape the future of this parish to 2030 and beyond as not only does it help us have a say in where future development should take place it also sets out how the Parish Council working with other statutory bodies, will undertake investment in and improvement of infrastructure and local facilities through community projects, Parish Precept, the Community Infrastructure Levy funding & other grants.

The initial draft version of our Neighbourhood Plan will undergo a formal consultation period of a minimum of 6 weeks beginning in September 2020, with the community and statutory consultees. Preston City Council and Barton Parish Council will lead this consultation and amend the plan where recommended prior to independent examination.

Alongside and during the formal consultation period the Parish Council will seek further supporting advice and information where relevant and necessary to support the content of the plan. This could include through housing needs surveys, environmental, biodiversity and landscape surveys and advice, public rights of way information and any other supporting information that is relevant and useful to the formation of the plan.

The neighbourhood plan will offer our community a powerful new opportunity to produce a sustainable plan for our village and we hope that you will support us in developing a shared vision for the future growth and development of Barton.

With best wishes

John F Parker

Chair, on behalf of the Barton Neighbourhood Plan Steering Group September 2020

## 2. INTRODUCTION

**This draft NDP has been prepared by Parish Councillors guided by planning consultants Kirkwells, with the help of local businesses and other stakeholders, and is being published to engage all those who live, work and carry out business in the area on the future development of the Parish.**

The Localism Act 2011 introduced significant reforms to the planning system in England. These reforms gave local communities more say in shaping future development in their area. The most significant reform gave local Parish Councils the power to prepare a NDP for their area. Barton Parish Council and Myerscough & Bilsborrow Parish council decided it was essential to use this new power.

Jointly, the Parish Councils, as a qualifying body, applied for the whole Parish to be designated a neighbourhood planning area (Figure 1). Preston City Council and Wyre Borough Council consulted on the application for 6 weeks and the Council's approved the area as a neighbourhood planning area on the 8th September 2017. This designation allows the local community to come together, through the preparation of this NDP, to set out how the future development of the area up to 2030 should be shaped.

Barton Parish has a population of approximately 1,150 with 460<sup>1</sup> households and is a linear village which runs along the A6, approximately 6 miles north of Preston. It falls under the electoral ward of Preston Rural North. The small part of the NDP area which falls within Wyre Borough Council is to the western edge of the boundary, between the A6 and the west coast railway line.

The village is centred around the A6 to the eastern edge of the parish. Beyond the main built up area of the village is open countryside, with the M6 cutting through the parish. To the east is the parish of Goosnargh, to the south is Broughton and an element of Whittingham with Woodlumpston to the west.

The Parish has seen a large increase in new homes over the last five years with approximately 335 new dwellings approved, with several applications still under consideration. This figure is across both Preston City Council and Wyre Borough Council from 2015 (refer to housing applications in appendix 2).

<sup>1</sup> Source ONS 2011

### 3. THE NEIGHBOURHOOD PLAN PROCESS AND PREPARATION

Barton Parish Council has the power to prepare a statutory neighbourhood development plan (NDP). NDPs can be used by local people to help shape development in their area. This is because planning applications are determined in accordance with the development plan (including NDPs), unless material considerations indicate otherwise.

Through the consultation on the Barton Neighbourhood Development Plan (BNDP), local people now have the chance to get involved and help prepare planning policy for Barton and the surrounding area.

The preparation of the Barton NDP must follow a process set by government (Figure 1). The first stage in the process is designation and Barton parish was designated as a neighbourhood area on 8th September 2017. The designated Neighbourhood Area is shown on Map 1

To progress the BNDP through the process, a steering group, comprising parish councillors and local residents was established. Following earlier surveys and consultations the Parish Council have now approved this Draft of the Barton NDP for formal “Regulation 14” consultation.



## 4. COMMUNITY CONSULTATION

**The Regulation 14 Draft HNDP has been prepared following a series of earlier community engagement and consultation activities, these include:**

Date Activity	
March/April 2017 – Focus Groups	
April 2017 – Public Meeting	NDP presentation to parishioners and businesses
June 2017 – Parish Council meeting	HPC agree to commence preparation of an NDP.
November 2017 – Walkabout	A Parish Walkabout to survey the built environment using the 'My Place
August 2018	Scoping Questionnaire document sent to all parishioners
April 2020 - May 2020	Informal Public consultation on 'emerging policies' plan

The main public engagement on the NDP began in August 2018 with a scoping questionnaire document was sent out to residents and workers in the Parish to gather views and options from local people. Responses needed to be received back by 30th September 2018. An excellent response rate was achieved, with 241 completed questionnaires submitted by people who resided or worked in the village.

Some of the main findings from the questionnaire were:

- when asked to identify Barton's assets as a village, the open nature of the village, availability of greenspace and access to the countryside were all highlighted.
- Barton was identified as a friendly and safe environment by many of the respondents.
- In terms of areas of concern, over 80% of respondents thought the volume of traffic in Barton was a particular issue and two thirds were concerned about the speed of traffic.
- Two thirds of respondents agreed or strongly agreed that speeding traffic was unacceptable on the A6, Station Lane and Jepps Lane.
- Three quarters of respondents also identified the lack of a convenience store as one of the village's weaknesses

## 4. COMMUNITY CONSULTATION

- there was a very strong feeling that there is not a need/ requirement for new homes in Barton, with 85% of respondents disagreeing or strongly disagreeing that new homes are necessary
- if any new homes were brought forward these should be affordable homes with a local connection, retirement units or extra care housing and bungalows to buy were the least likely to be opposed
- one or two dwellings schemes that fill gaps between existing houses in built up areas were seen as the most acceptable form of development with agreement from almost three-quarters of respondents agreeing or strongly agreeing that this was the most appropriate.
- When assessing the location of potential new development, around 75% of respondents felt that previously developed land was the most acceptable location for development; however 20% disagreed or strongly disagreed.
- The provision of good pedestrian access to local facilities was also highlighted. When the question of design was raised, most respondents agreed that any new homes should incorporate recognised ecological features such as swift bricks.





## 5. HOW TO COMMENT ON THIS DOCUMENT



**The Barton NDP has now reached an important stage and is published for six- weeks of formal consultation from 30th September until 20th November 2020.**

The Draft NDP and supporting documents can be found at:  
[www.barton-pc.org.uk](http://www.barton-pc.org.uk)

If you are unable to complete the feedback form online please contact the Clerk to Barton Parish Council at [clerk@barton-pc.org.uk](mailto:clerk@barton-pc.org.uk) or 07894 262320 for a paper copy and a member of the steering group will arrange to deliver one to you.

If you have access to the website and require assistance in completing the form or would prefer to provide feedback by telephone then please do not hesitate to get In touch.

## 6. VISION AND OBJECTIVES

***‘Our vision is for Barton to be a safe and welcoming community that retains its identity as a village and is inclusive for all. We will achieve this by welcoming limited sustainable development that meets the needs identified by our residents, for quality and diverse affordable homes.’***

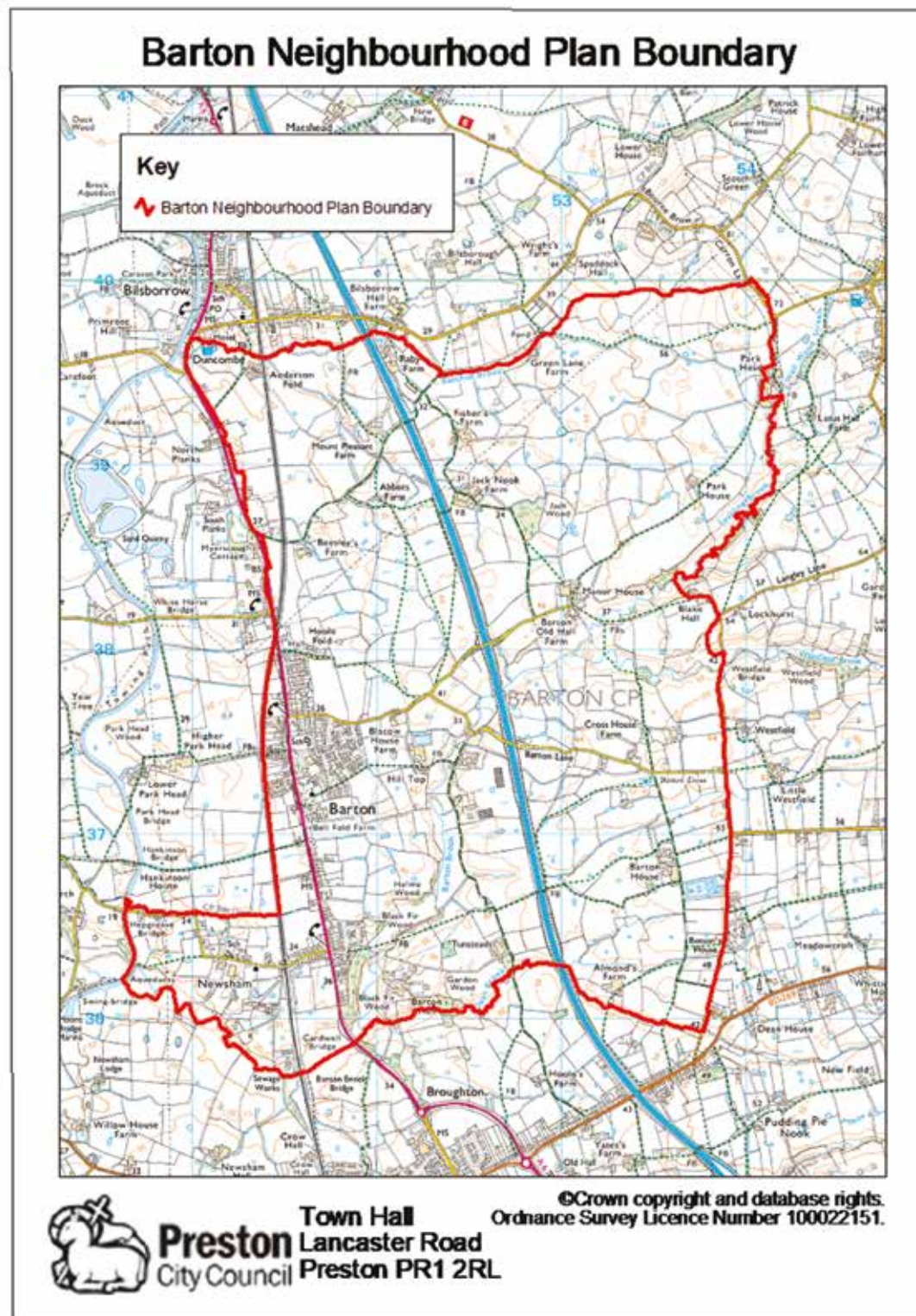
### Objectives

- Maintaining a friendly environment embodying the character of the village.
- Creating a development plan which is sympathetic to the character of the village including appropriate infrastructure provision, respecting the needs and wishes of all residents.
- Enhancement of transport links with safe traffic management and connectivity through the village, including a series of Public Rights of Way (PROWs) routes for walking and cycling.
- The promotion of Health and Wellbeing within the village by encouraging greater health care provision and outdoor exercise, including sports facilities and activities for all ages.
- The creation of a Barton information hub, allowing residents the visibility to easily access information. Where to go for help and an awareness of what is available
- Enhancing our valued community assets, such as the Village Hall, Places of Worship, King George V playing fields along with other open green spaces.
- Promotion of open green spaces and ecology within the village by encouraging and preserving a rich and diverse variety of wildlife, trees and flowers.
- Support & promotion of local businesses and community groups to achieve their full potential.



## 6. VISION AND OBJECTIVES

Figure 1. Barton Neighbourhood Plan



Area (PSMA 000932737)

# 7. PLANNING POLICY CONTEXT

## National and Strategic Planning Policy

**NDPs must have regard to national policies and advice and be in general conformity with the strategic policies of the development plan for the area. In this case the following Development Plan Documents are relevant:**

- Preston Local Plan (2012 – 2016)
- Central Lancashire Core Strategy (July 2012)
- Wyre Local Plan (February 2019)

It is therefore important that Barton NDP policies reflect this higher-level planning policy framework.

National planning policy is set out in the revised National Planning Policy Framework (NPPF) published in February 2019. The NPPF sets out that the purpose of the planning system is to contribute to the achievement of sustainable development.

The NPPF sets out the scope of policies that can be used in NDPs. These can be “more detailed policies for specific areas, neighbourhoods or types of development” (paragraph 28), this can include “allocating sites, the provision of infrastructure and community facilities at a local level, establishing design principles, conserving and enhancing the natural and historic environment and setting out other development management policies.” More specifically for neighbourhood plans the NPPF states:

“29. Neighbourhood planning gives communities the power to develop a shared vision for their area. Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.  
30. Once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict; unless they are superseded by strategic or non-strategic policies that are adopted subsequently.”



## 7. PLANNING POLICY CONTEXT

The Barton NDP has also been prepared by taking into account guidance in the National Planning Practice Guide (<https://www.gov.uk/government/collections/planning-practice-guidance>).

A full assessment of the planning policies that have been taken into account and have informed the preparation of the Draft Neighbourhood Plan are to be found in the Neighbourhood Planning Policy Background and Evidence Base Review which is available on the Parish Council website at: [www.barton-pc.org.uk](http://www.barton-pc.org.uk)

### Strategic Environmental Assessment/Habitat Regulations Assessment

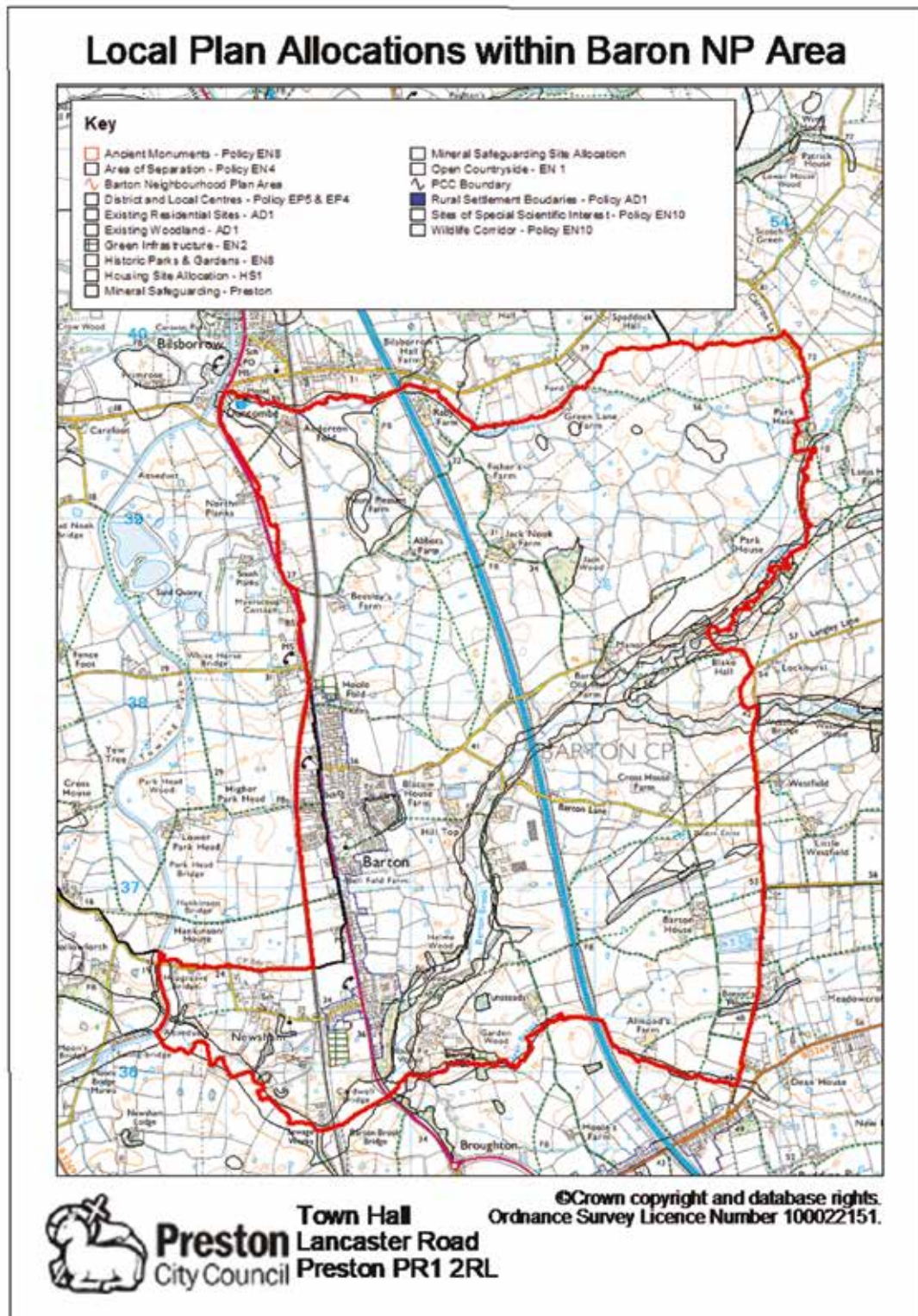
The Barton NDP must be screened for the purposes of Strategic Environmental Assessment (SEA)/Habitat Regulations Assessment. A screening report has been produced and consulted upon for 5 weeks with the statutory consultees; Environment Agency, Historic England and Natural England.

Copies of the screenings are available on the Barton Parish Council [barton-pc.org.uk](http://barton-pc.org.uk) website.



## 7. PLANNING POLICY CONTEXT

Figure 2 – Local Plan Allocations (including the rural settlement boundaries)





## 8. KEY ISSUES FOR BARTON NDP

**A number of key issues came out of our survey in 2018. These were reinforced within the emerging policies draft in April 2020.**

### Environmental Protection & conservation of green spaces

- Better access to green space
- Enhanced utility services (flood management & drainage – top water/foul)

### Infrastructure

- A comprehensive traffic management strategy (traffic calming measures/cycle paths/safe crossings)
- Enhanced community facilities (Sports/Leisure/Medical/Retail)
- Enhanced public transport infrastructure
- Fibre optic broadband

### Development & Planning

- Conservation of the current housing stock character within Barton village
- Visual impact & design
- Sustainable development (high % of self-build options on allocated land)
- Affordable homes for local residents
- Provision for sheltered accommodation
- Heritage and Conservation

### Commercial

- Better opportunities for local businesses to grow and develop

## 9. BARTON NDP DRAFT POLICIES

The following section of the Barton NDP sets out the NDPs planning policies. This is the real heart of the plan. Each policy is set out under the corresponding Barton NDP objective and is accompanied by supporting evidence in a “Background/Justification” section.

Policy	Description	Page
BNDP 01	Green Infrastructure	15
BNDP 02	Local Green Spaces	18
BNDP 03	Traffic and Transport	22
BNDP 04	Increasing Connectivity	23
BNDP 05	Surface Water Flooding	25
BNDP 06	New Housing	27
BNDP 07	Areas of Separation	30
BNDP 08	Non-Designated Heritage Assets	32
BNDP 09	Supporting Businesses	33





## 9. BARTON NDP DRAFT POLICIES

### **POLICY BNP 01– GREEN INFRASTRUCTURE**

1. The network of paths, fields, watercourses and water features, woodland, grassland and other green infrastructure features within the parish should be maintained and enhanced for their recreational and ecological value.
2. Development proposals should seek to:
  - a) maintain this green infrastructure network and, where possible, should enhance the green infrastructure network by creating new connections and links in the network;
  - b) restoring existing green infrastructure;
  - c) introduce features that enhance the existing green infrastructure network.
3. Development that would disrupt or sever this network will not be permitted unless suitable compensatory provision can be provided to establish a new network connection within the immediate vicinity of the site.

# 9. BARTON NDP DRAFT POLICIES

## Background/Justification

**Green infrastructure (GI) is the network of multi-functional green spaces and water features that delivers a wide range of environmental and quality of life benefits for residents and visitors. The extent of such networks can be seen on figure 2.**

NPPF paragraph 174 states:

“To protect and enhance biodiversity and geodiversity, plans should:

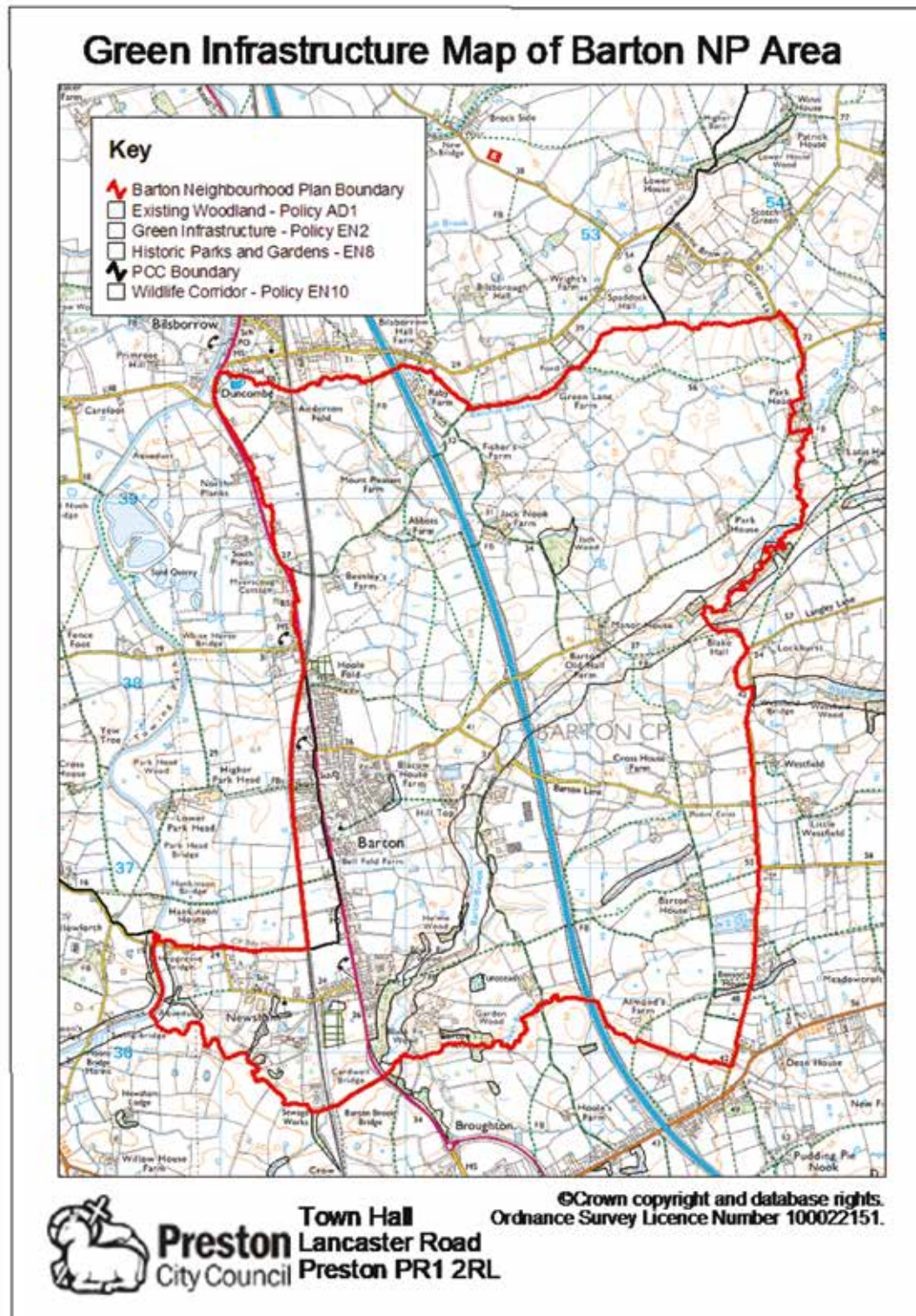
- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

The key attribute of GI is its continuity and connectivity, linking various GI assets to create a network of natural areas that support biodiversity and enable species to move within and between habitats.

Policy BNDP 01 encourages a comprehensive and integrated way of planning for GI when considering site design and future management. This includes identifying and retaining existing on-site green infrastructure and the functions it performs; restoring degraded and neglected on and related off-site GI; and incorporating new GI or creating new links to the existing GI network.

## 9. BARTON NDP DRAFT POLICIES

Figure 3: Green Infrastructure



## 9. BARTON NDP DRAFT POLICIES

### **POLICY BNDP 02– LOCAL GREEN SPACES**

The following open spaces shown on figures 4 and 5 below will be protected as local green spaces.

1. Recreation Ground - to rear of Village hall
2. St. Lawrences School Field, Jepps Avenue.
3. Forest Grove and Jepps Avenue green space and wildlife corridor.
4. St. Lawrence's Church Cemetery and regimental graves
5. St. Marys and St. Andrews school playing field, Station Lane
6. St. Marys Church and Cemetery, Station Lane
7. King George Playing Field, Station Lane



## 9. BARTON NDP DRAFT POLICIES

### Background/Justification

**The NPPF allows communities to protect significant local green spaces.**

Paragraph 99 of the National Planning Policy Framework (NPPF) sets out that local communities can use the Local Green Space designation “to identify and protect green areas of particular importance to them”. Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services.

Paragraph 100 sets the criteria for designation of Local Green Spaces; such designation should only be used where the green space is:

- a) in reasonably close proximity to the community it serves;
- b) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- c) local in character and is not an extensive tract of land.

The spaces identified in policy BNDP 02 have been assessed against the criteria in National Planning Policy Framework (table figure 3 and associated maps). In total, 7 potential Local Green Spaces were assessed against the NPPF criteria for the designation as LGS.

## 9. BARTON NDP DRAFT POLICIES

**Figure 4: Local Green Space assessment table**

Name of site & Ref	Distance from local community (size in ha)	Demonstrably special to a local community?	Local in Character and not an extensive tract of land?
1. Village Hall, Bowling Green, Tennis Club and Football pitch	In village	Existing village infrastructure, Local bowling clubs and tennis clubs exist and use these facilities, a local football team are looking to sign a lease to allow the football facilities to be improved.	Bowling club and tennis club already exists, football pitch exists but is under-utilised, a local team is looking to sign a lease to allow the facilities to be developed
2. St. Lawrences School Field, Jepps Avenue	In Village	Preservation of existing school playing field	Not extensive, a contained piece of open space enjoyed by children at school
3. Forest Grove and Jepps Avenue green space and wildlife corridor	In village	This space combines the local green spaces in recent developments and links them with a wildlife corridor includes the new play area on Forest Grove.	This space already exists as green space in recent housing developments, this nomination links the existing spaces with a narrow wildlife corridor.
4. St. Lawrence's Church Cemetery and regimental graves	In village	Existing village green space and infrastructure at threat from adjacent developments to the Boars Head public house and car park.	Contained piece of land which adds to the character and historic past of Barton
5. St. Marys and St. Andrews school playing field, Station Lane	In village	Preservation of existing school playing field	Not extensive, a contained piece of open space enjoyed by children at school
6. St. Marys Church and Cemetery, Station Lane	In village	Preservation of land surrounding St. Mary's church and cemetery	Contained piece of land
7. King George Playing Field, Station Lane	In village	Existing playground and sports facilities requiring preservation.	Playground and sports facilities already exist although the sports pitch would benefit from some improvement.

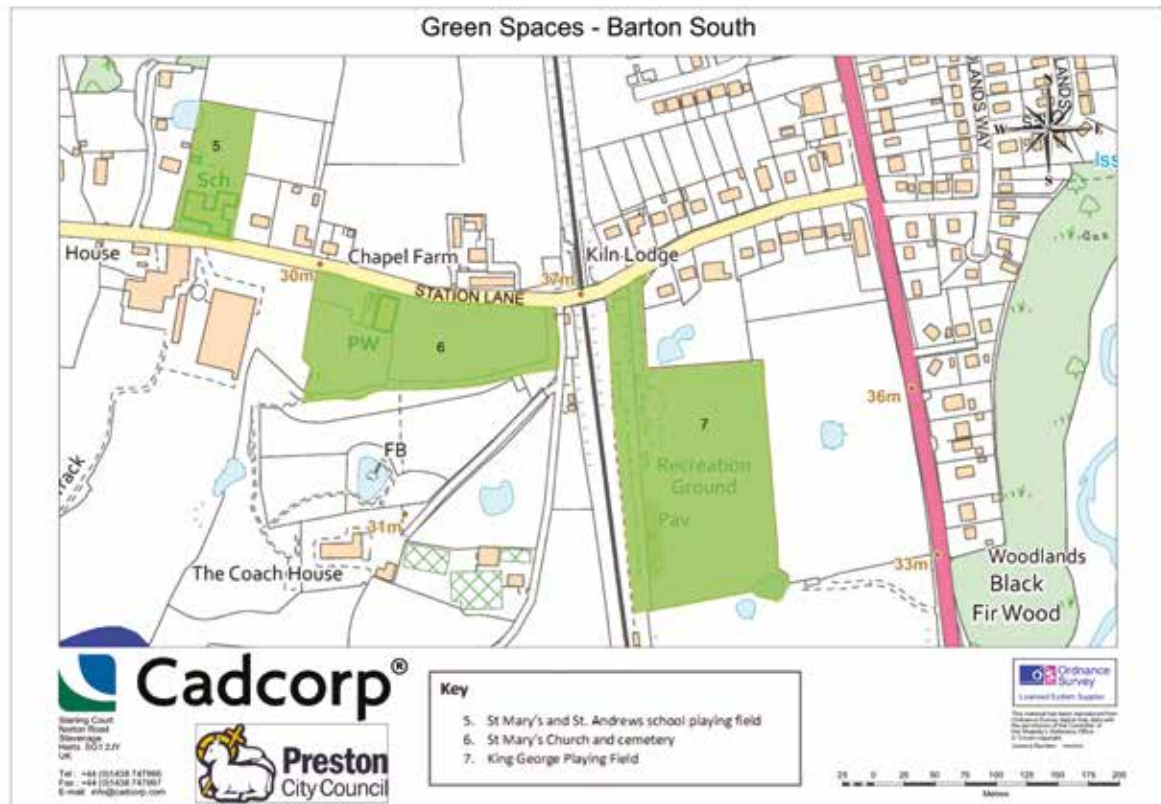
## 9. BARTON NDP DRAFT POLICIES

### Figure 5: Local Green Spaces North Map



## 9. BARTON NDP DRAFT POLICIES

Figure 6 – Local Green Spaces South Map





## 9. BARTON NDP DRAFT POLICIES

### **POLICY BNDP 03 – SUSTAINABLE TRANSPORT**

1. New development should seek to reduce reliance on the private car and increase opportunities for active travel (use of public transport, walking and cycling) by incorporating measures that improve facilitates, infrastructure and the environment for all users.
2. Proposals will be assessed in terms of the following:
  - Measures that seek to reduce the need to travel;
  - Measures that maximise and enhance the use of non-car and public transport use;
  - Suitable inclusion of off-street car and other vehicle parking
3. The Parish Council will work with Preston City Council, Lancashire County Council, and other bodies as appropriate to deliver the following projects through the use of Planning Agreements (Section 106) and Community Infrastructure Levy (CIL) or successor mechanisms such as Local Infrastructure Tariff (LIT) gained through the permitting of development within the Neighbourhood Plan Area:

## 9. BARTON NDP DRAFT POLICIES

### Background/Justification

**To promote active, healthy lifestyles, a safer environment and reduce congestion and vehicle emissions, thereby improving air quality and reducing climate change impacts, Policy BNDP 03 seeks to reduce private vehicle use.**

Better facilities for walking, cycling and improved public transport, allied to shared transport, can reduce the number of private car journeys both within and out of Barton.

As part of the detailed questionnaire held in 2018, many respondents said they would be much more likely to cycle if the cycles lanes through Barton were improved, especially if there was a dedicated cycle track away from the traffic. Many also said they would consider using public transport if there was a better bus service. Suggested improvements included: cheaper fares; buses running on time; services that ran earlier in the morning and later at night; and a quicker service to Preston Station with fewer stops.

Green Spaces were assessed against the NPPF criteria for the designation as LGS.



## 9. BARTON NDP DRAFT POLICIES

### **POLICY BNDP 04 - PROMOTING CYCLE AND PEDESTRIAN ACTIVITIES**

Improvements and new connections to existing Public Rights of Way (PROW) and bridleways will be supported as identified on figure 7.

The Parish Council will work with LCC Highways in making use of opportunities to support the provision of improvements to public transport, walking and cycling within the village.

Specific proposals integral to increasing highway safety include:

1. Safe crossing points, refuge islands or Toucan crossings along the A6

### **Background/Justification**

**As part of the questionnaire in 2018, people were asked about the rights of way in and around Barton. Many respondents said they would be much more likely to cycle if the cycles lanes through Barton were improved, especially if there was a dedicated cycle track away from the traffic.**

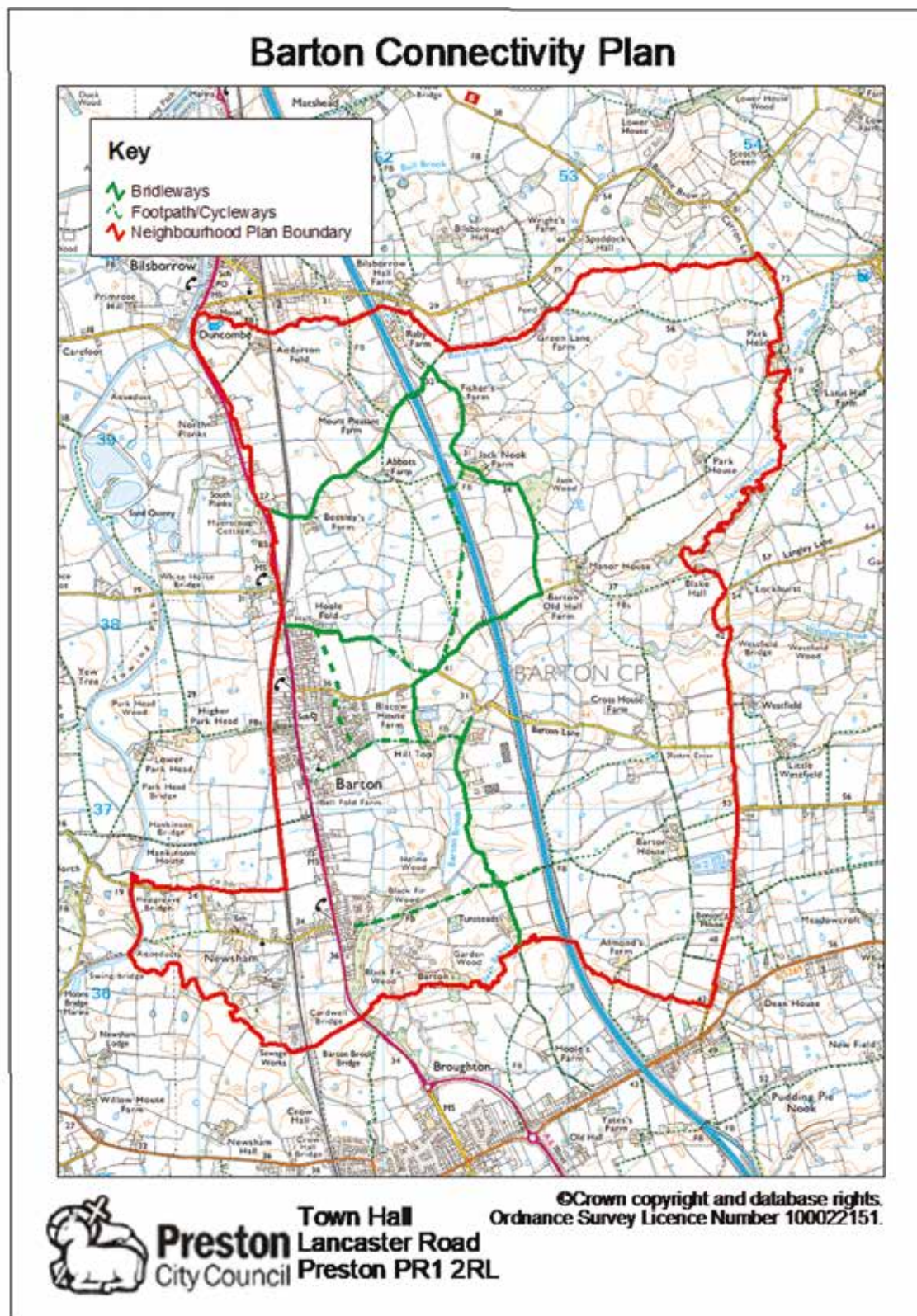
Many also said they would consider using public transport if there was a better bus service. Suggested improvements included: cheaper fares; buses running on time; services that ran earlier in the morning and later at night; and a quicker service to Preston Station with fewer stops.

Two thirds of respondents thought that Barton needs additional crossings and refuge islands in the village



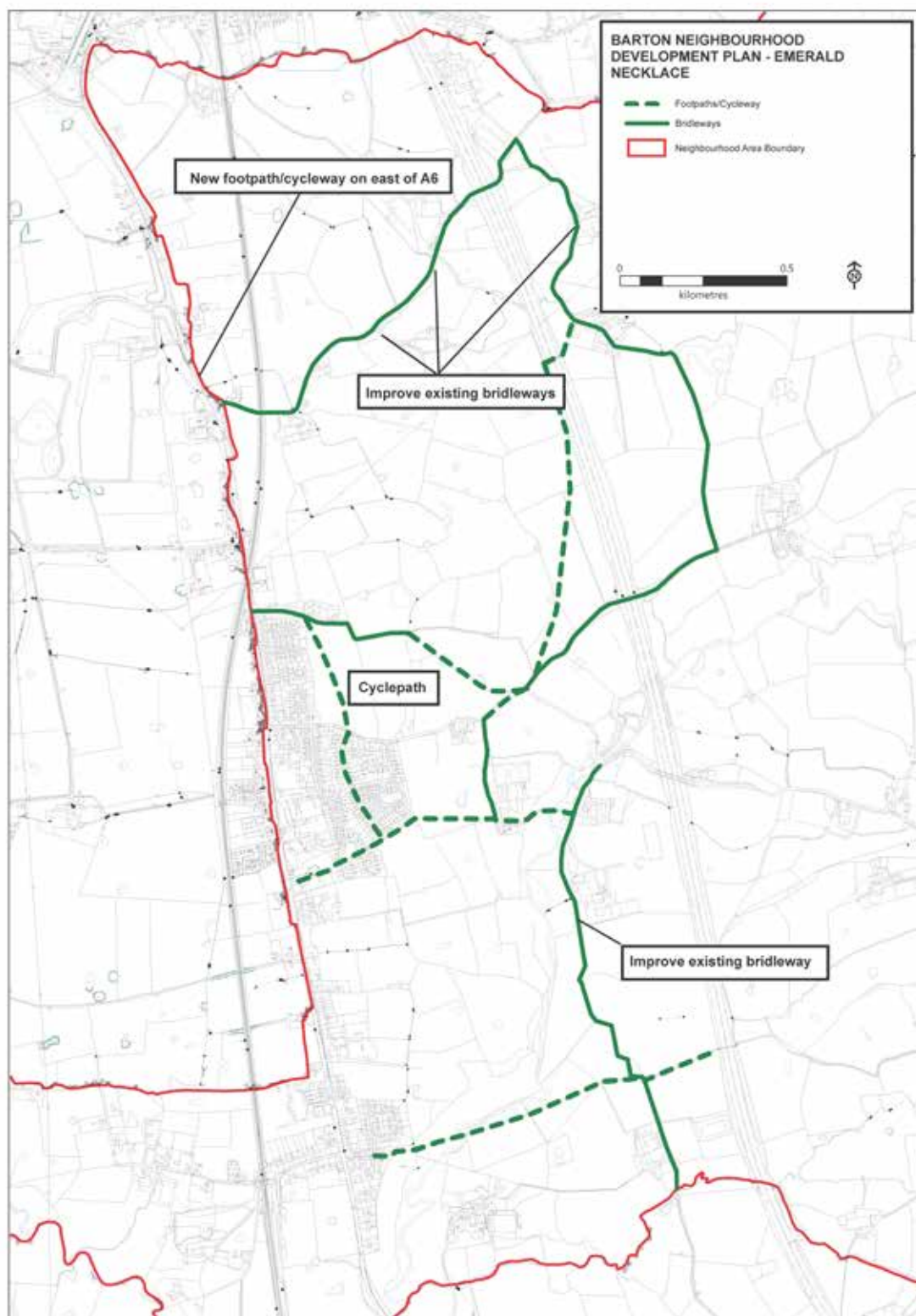
## 9. BARTON NDP DRAFT POLICIES

Figure 7 – Barton Connectivity



## 9. BARTON NDP DRAFT POLICIES

Figure 7b – Barton Connectivity





## 9. BARTON NDP DRAFT POLICIES

### **POLICY BNDP 05 – SURFACE WATER FLOODING**

In areas where surface water flood risk is a known issue, development proposals will be resisted unless suitable mitigation can be provided which does not exacerbate surface water flooding beyond the site and wherever possible seeks to provide a betterment. In assessing proposals, the following should be considered:

- a) Development proposals will be required to provide effective surface water drainage measures to protect existing and future residential areas from flooding. New development should be designed to maximise the retention of surface water on the development site and to minimise runoff. Sustainable drainage systems (SuDS) should be implemented in accordance with the SuDS hierarchy unless deemed inappropriate.
- b) New developments should ensure that existing features of value in relation to drainage such as hedgerows, trees and verges are retained where possible and the use of appropriate species for planting to minimise future flood risk is adequately explored.
- c) Sections of the public rights of way (the use of which is deterred by poor drainage) should be identified within development proposals and work should be undertaken with landowners to agree and implement solutions to overcome these barriers to their full use and enjoyment by the local community
- d) Flood risk should be managed during construction, and drainage should be installed at the earliest possible opportunity. Construction can expose loose materials and drainage networks downstream can be vulnerable to pollution and blockage from such materials.

In addition to development proposals, Barton Parish Council will:

- e) Work proactively with Lancashire County Council and statutory undertakers to achieve action where drainage problems are the consequence of damage to public drainage infrastructure
- f) Actively engage with Preston City Council consulting on planning applications to ensure the local impacts of surface water flooding are given significant weight in decision making.



## 9. BARTON NDP DRAFT POLICIES

### Background/Justification

**Surface water flooding is influenced by features in the landscape, particularly buildings and roads and occurs when intense rainfall overwhelms the drainage systems and there is emerging evidence that the frequency and extent of surface water flooding has increased in recent years.**

Whilst the majority of the Barton NP area appears to cope with normal levels of rainfall, there are times during extended periods of heavy rain when large areas of standing water appear and can be problematic. There are numerous locations along the roads of Barton that are affected by flooding when surface water flows from the surrounding areas.



## 9. BARTON NDP DRAFT POLICIES

### **POLICY BNDP 06– NEW HOUSING IN BARTON**

Within Barton new housing development will be supported when it is within the defined development boundary (see figure 2). All new housing development proposals will be assessed against the following they:

- a) are of good quality design;
- b) do not have an adverse impact on the parish's rural landscape;
- c) do not have an adverse impact on existing and future residential amenity;
- d) do not lead to the inappropriate development of residential gardens that would cause harm to the village by reason of over-development, significant loss of useable garden spaces for both existing and proposed new properties, and loss of off-street car parking;
- e) are appropriately located for the users and residents of the proposed use to access local facilities and services; and
- f) all development must be appropriate in terms of size, scale, design and character to the surrounding area
- g) Should be a mixture of type and tenure
- h) Preference for 1 and 2 bedroom properties for the elderly to be able to downsize whilst staying within the village
- i) Not exceed 2.5 storeys in height

Outside of the development boundary new housing development will only be permitted for small scale affordable rural exception housing in accordance with relevant local and national planning policies.

## 9. BARTON NDP DRAFT POLICIES

### Background/Justification

**Issues around housing delivery and numbers within the designated NDP boundary is complicated. As the NDP boundary takes in part of Wyre BC, then the housing position and relevant planning policies must be considered alongside those of Preston City Council.**

#### **Wyre Borough Council - housing position and current allocations**

This draft Regulation 14 document is supported by a full policy assessment document which is available on the parish council website. The report shows that within WBC there are 3 housing allocations which fall within the NDP area; SA1/23 (approval for 72 dwellings) SA1/24 (land to rear of Shepherds Farm 34 dwellings) and SA1/25 (upto 26 dwellings) previous application has been withdrawn. If all these sites came forward there would be an additional 132 new homes within the NDP area (of that part which falls under WBC).

National planning policy allows local authorities to confirm their annual five year housing land supply through the publication of an Annual Position Statement (APS). In line with the process established by National Planning Practice Guidance, the council published its Annual Position Statement (APS) to the Planning Inspectorate on 31 July 2019. The Planning Inspectors report confirms that Wyre has a 5 year housing supply of deliverable housing sites for one year, ie until 31 October 2020. The APS forms the most up to date position on the five year housing land supply.

#### **Preston City Council- housing position and current allocations**

As allocated in Preston's Local Plan, there was one housing site within Barton HS1, and off Forest Grove which has since been built out with 62 units. The other site which have come forward within the NDP area (refer to list in appendix 1).

In April 2020, following consideration by all three Central Lancashire authorities, the Central Lancashire Memorandum of Understanding and Statement of Co-Operation Relating to the Provision and Distribution of Housing Land (MOU) became effective. The MOU, in advance of the conclusion to the review of the Local Plan, ensures that the aggregate local housing need across Central Lancashire is met and that a consistent approach to monitoring housing land supply in Central Lancashire is established. In May 2020, the three Central Lancashire authorities issued a Statement of Common Ground, to provide the most up-to-



## 9. BARTON NDP DRAFT POLICIES

date information on local housing need. The MOU, and associated Statement of Common Ground, require Preston to supply 404 dwellings per annum. Against this figure, the Council can currently demonstrate a five year supply of deliverable housing land at 1 April 2020.

In view of this, the development plan policies which are most important for determining the application are not considered to be out-of-date and can therefore be afforded full weight. For decision taking this means (in accordance with paragraph 11(c) of the Framework) approving development proposals that accord with an up-to-date

In view of this, the development plan policies which are most important for determining the application can be afforded full weight. For decision taking this means (in accordance with paragraph 11c) of the Framework) approving development proposals that accord with an up-to-date development plan without delay. Paragraph 12 of the Framework states where a planning application conflicts with an up-to-date development plan (including neighbourhood plans that form part of the development plan), permission should not be granted.

### Questionnaire 2019

As part of the detailed questionnaire completed by a large proportion of those living in the parish (over 50%), the findings were; The property types receiving most support were affordable homes with a local connection, retirement or extra care housing and bungalows to buy. Larger and medium sized homes to rent received very little support from respondents.

Many respondents commented that the village did not need any more housing developments as it was already over-developed. It was felt the infrastructure would not support more housing and the additional traffic it would generate. It was also said there was a lack of housing provision for younger and older residents and there were already too many three and four-bedroom houses.

Out of the parishes 460 households, 66% are detached and 30% semi detached which proves the comments from local people that there is already an oversupply of larger family homes. Whilst the parish council wants to encourage families to the village, having the right balance of choice for existing residents to down size and stay in the village is also important.

## 9. BARTON NDP DRAFT POLICIES

### **POLICY BNDP 07 – AREAS OF SEPARATION**

Development will not be permitted within the Areas of Separation as defined on Figure 11, if individually or cumulatively it would result in increasing the coalescence between Barton and Bilsborrow to the north and Barton and Broughton to the south of the NDP area.

All forms of development outside the main settlement boundary will need to meet policy EN1 of the Preston Local Plan or whatever policy supersedes it together with the NPPF policy on development within the Open Countryside.

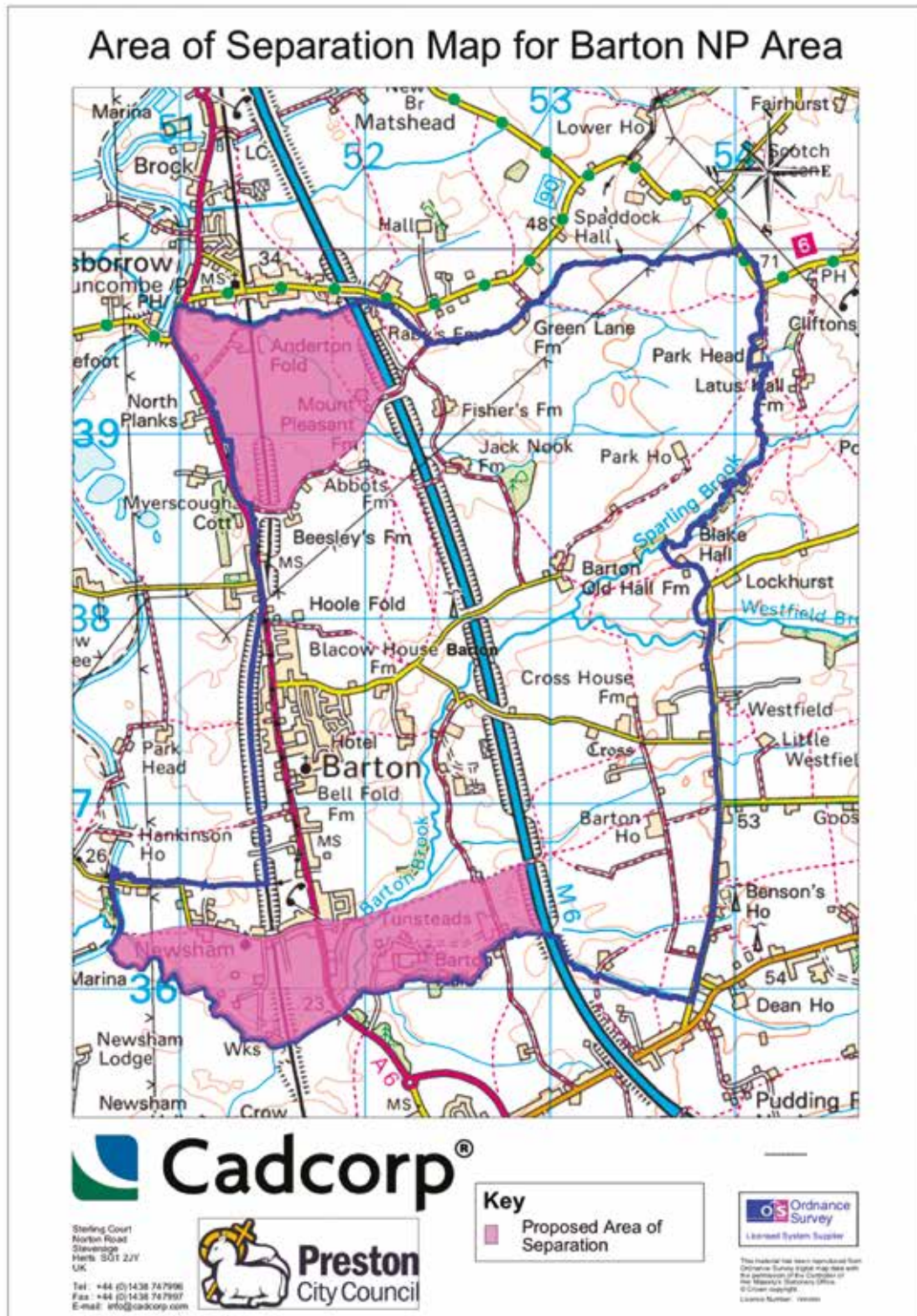
### **Background/Justification**

The village is very linear in its character following the A6 with development concentrating more to the east of the village, being constrained to the west by the West Coast main railway line. To the north of the village is Bilsborrow, a separate village which falls under the Wyre Council. To the south is the village of Broughton which shares a closer relationship with the edge of the main built up area of Preston.

The steering group want to consider the creation of an Area of Separation to the north with Bilsborrow and to the south with Broughton. It is considered that further development beyond the central area of the village would have the effect of reducing the separate identity of the village and allowing coalescence would be inappropriate.

## 9. BARTON NDP DRAFT POLICIES

Figure 8. Area of Separation Plan





## 9. BARTON NDP DRAFT POLICIES

### **POLICY BNDP 08 – NON DESIGNATED HERITAGE ASSETS**

The following have been identified as non-designated heritage assets. They have been identified through local knowledge and will be tested through this consultation.

All new development proposals should seek to conserve and enhance the non-designated heritage assets in accordance with their significance and guidance in the NPPF:

- The White Horse Pub (now called Barton Bangla)
- Terraces on White Horse Lane
- Mill Shaft (located in the Village Hall Car Park)



## 9. BARTON NDP DRAFT POLICIES

### Background/Justification

**A local heritage asset is a building, structure or man-made landscape of local historic or architectural importance. Their local interest could be related to the social and economic history of the area, individuals of local importance, settlement patterns or the age, design and style of buildings.**

Barton does not have a Conservation Area but there are several statutory listed building and non-statutory heritage assets in the NDP area. The following are those which are on Preston City Council's Local List:

Asset Number	Brief Description	Address
LLA 35	The Boars Head Public House	724 Garstang Road, PR3 5DR, south of Bridge House Farm & Preston Grindings
LLA 36	The Old School House	Garstang Road, PR3 5AS
LLA 37	Blacow House Farm, including barn and ancillary buildings to west	Jepps Lane, PR3 5AQ

The buildings which have been identified as part of this consultation, are considered to reinforce the character of Barton and the Parish Council would like to see them be given protection through the NDP. The NPPF advises in paragraph 197 that, "the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."



## 9. BARTON NDP DRAFT POLICIES

### **POLICY BNDP 09– SUPPORTING BUSINESSES**

1. The expansion of existing businesses within the NDP area will be supported where the proposal conforms with national guidance and local policies:
  - a) Includes satisfactory means of access to the site and adequate parking including cycle storage and low vehicle emission charging points
  - b) Does not have an unreasonable detrimental impact on the amenities of neighbouring uses
  - c) The development is appropriate in terms of size, scale, design and character, to its locality



## 9. BARTON NDP DRAFT POLICIES

### Background/Justification

**The objective of this policy is to provide guidance and support to allow business within the village to grow in a structured manner which reflects the needs of both business and residents.**

Barton is well known for being home to a number of small, medium and large successful businesses, many of which are family owned and run. Some of the existing businesses include (this list is not exhaustive)

Barton Grange Landscapes	The A6 Jaguar Garage
Barton Lodge Hotel	Barton Bangla restaurant
JJ Sandhams Cheese	Barton Chinese Takeaway
The Kopper Kettle	Barton Car Sales & A6 Garage
Tangled Hair Room	Brooks Gelato
Simply Puds	Bentham Developments Ltd
The Pickled Goose Restaurant	Garden Centre Plants

Supporting the future of these businesses is important for the sustainability of the neighbourhood plan area as well as attracting new businesses.

### Non- NDP Policies

A register of businesses within a Barton Community Hub to allow greater visibility and networking potential in the village.

## 10. MONITORING & REVIEW

Barton Parish Council will regularly monitor progress in implementing the Barton NDP. When new issues are identified, policies are found to be out of date or in need of change (for example due to changing national or strategic planning policy), the Parish Council, in consultation with Preston City Council and Wyre Borough Council, may decide to update part or all of the plan.



# APPENDICES

## Appendix 1 – Recent planning approvals within the NDP boundary

Planning Ref	Address	Units	Decision
06/2020/0614	Land at Cardwells Farm, Garstang Road- resubmission	151	Awaiting decision
06/2020/0167	Land off Garstang Rd Wainhomes	68 Affordable	Approved Subject to section 106
06/2020/0397	Land adjacent, Kiln Lodge , Station Lane	1	Resubmission, No decision
06/2020/0367	639 Garstang Road, Preston, (Kopper Kettle)	5	Outline approved 9/6/20
06/2020/0140	Former Boars Head Inn, 724 Garstang Road	2	Conversion of former public house including demolition of existing extension to form 2 new dwellings Approved 16/6/20
06/2019/1407	Former Boars Head Inn, 724 Garstang Road.	8	Planning in Principle Approved 16/6/20
06/2019/0866	Jepps Lane (Story Homes)	125	Refused 6/3/20
06/2019/1305	Brookside Cottage, Barton Lane	1	Approved 14/01/2020
06/2019/1244	Land off Garstang Road, Garstang Road, Bilsborrow (Seddon Homes)	105	Refused 7/2/20
06/2019/0782	Brookview House, Barton Lane	1	Approved 15/8/19
06/2019/0752	Land at Cardwell Farm, Garstang Road	151	Refused 6/3/20
06/2019/0595	Burrow House, Barton Hall , Garstang Road	5	Approved 5/9/19
06/2019/0274	Land at Station Lane, Preston	1	Refused 29/10/19
06/2019/0203	Land off Garstang Road and south of Station Lane, Barton	45	Reserved Matters Refused 10/9/19
06/2019/0090	Land opposite The Old School House	1	Approved 16/4/19



# APPENDICES

Planning Ref	Address	Units	Decision
06/2019/0075	Barton Old Hall Farm , Jepps Lane,	1	Approved 19/3/19
06/2019/0057 Change of use	The Old School, 730 Garstang Road,	1	Approved 18/4/19
06/2018/1360	Brookside Cottage , Barton Lane	1	Approved 12/2/19
06/2018/0954	Anderton Fold Farm, 980 Garstang Road,	2	Approved 15/1/19
06/2018/0588	Brookview House , Barton Lane,	1	Approved 23/8/18
06/2018/0242	Land off Garstang Road, Preston (Wainhomes)	45	Outline 21/12/18
16/00625/ OUTMAJ	Land off Garstang Road, Barton, PR3 5DQ,	72 mixed use development (Wyre)	Outline Approved 3/01/2018
06/2018/0238	Cardwells Farm, Garstang Road,	55	Outline approval 18/9/18
06/2018/0224	Land at Garstang Road,	2	Approved 1/5/18
06/2016/0626	Inglemere, Station Lane,	5	Approved
15/00072/FUL	The Linnets, Garstang Road	29 (Wyre)	Approved and Completed
06/2015/0306	Land at Garstang Road, (The Sidings Wainhomes)	72	Allowed on appeal 11/8/16
16/00807/ OUTMAJ	Land to the Rear Of Shepherds Farm 771 Garstang Road Barton	34 (Wyre)	21/11/2020
06/2013/0837 RM 06/2012/0823 Outline	Land off Forest Grove	65	Approved Appeal allowed 13/8/13

