

Barton Village Neighbourhood Plan

Submission Version Regulation 15
November 2022



CONTENTS

1.	Foreword	3
2.	Background	5
3.	Neighbourhood Plan Process and Preparation	8
4.	Community Consultation	11
5.	Visions and Objectives	13
6.	Planning Policy Context	15
7.	Draft Policies	17
8.	Monitoring and Review	41

ILLUSTRATIONS

Figure 1 –	Neighbourhood Development Plan Area
Figure 2 –	Local Plan Designations
Figure 3 –	Existing Green Infrastructure
Figure 4 –	Local Green Assessment Table
Figure 5–	Local Green Space North Map
Figure 6 –	Local Green Space South Map
Figure 7 -	Barton Connectivity
Figure 8 –	Area of Separation

APPENDICES

Appendix 1 –	Housing Applications Table
Appendix 2 -	Barton Glossary of Terms

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 1,200 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 and St Andrew 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 (NP) will provide the opportunity for us to shape the future of the residents of the NP 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 NP has undergone a formal 6 week consultation period in September 2020, with the community and statutory consultees. This submission document is submitted to Preston and Wyre Council's. As lead Council on the NP, Preston City Council will submit this plan, together with any comments received in response to the Regulation 16 consultation, to the examiner appointed to conduct the independent examination 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 June 2022

2. BACKGROUND



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 NP for their area. Barton Parish Council (the whole of the Parish contained within Preston City Council) and Myerscough & Bilsborrow Parish (part of Wyre Borough 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). Myerscough & Bilsborrow Parish Council delegated its neighbourhood planning function to Barton Parish Council to prepare the NP. 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 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 households (Barton figures only and not Wyre) and is a linear village which runs along the A6, approximately 6miles north of Preston. It falls under the electoral ward of Preston Rural North. The small part of the area which falls within Wyre Borough Council is to the western edge of the boundary, between the A6 and the west coast railway line.

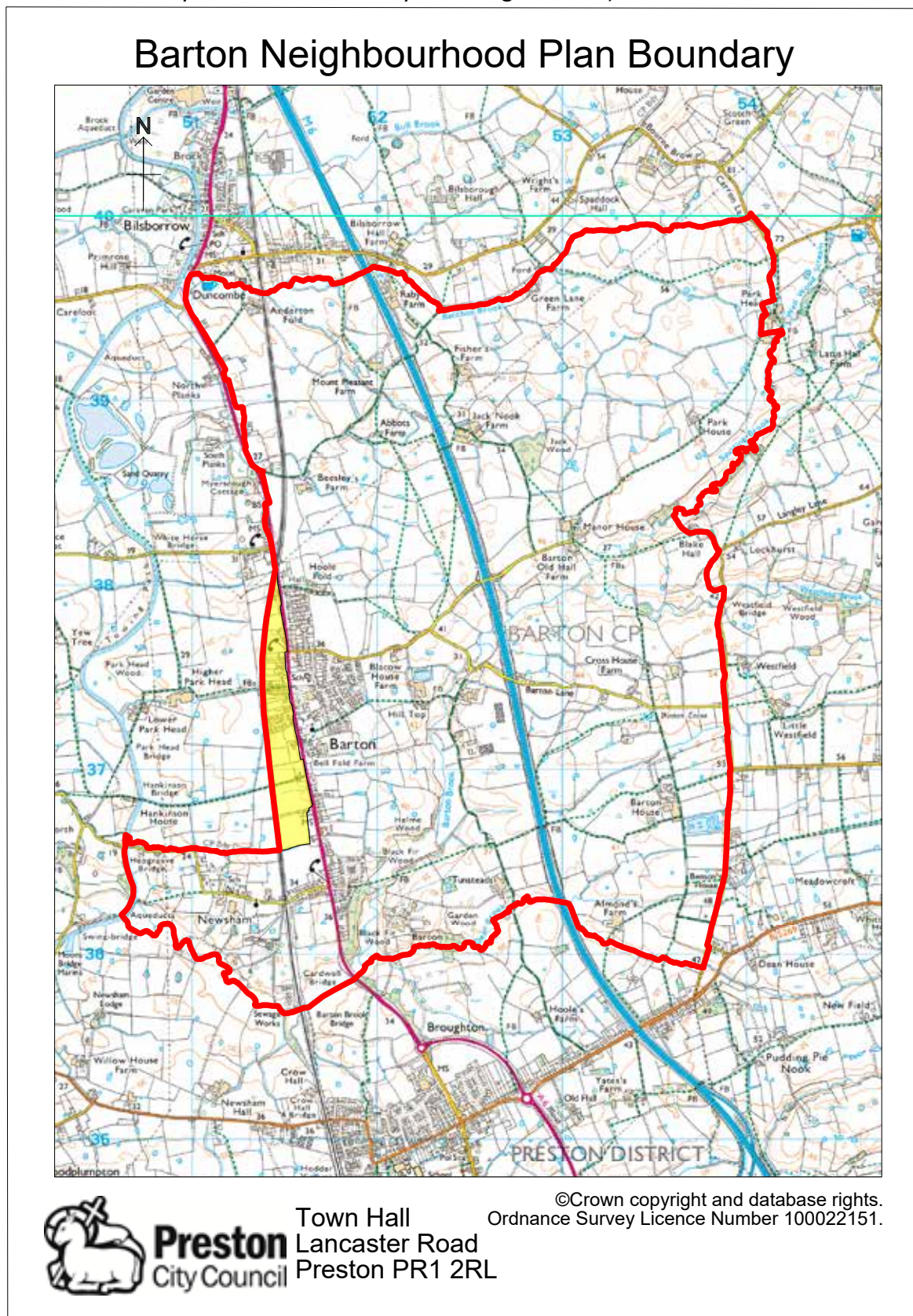
The village is centred around the A6 which passes through the village close to the western edge of the boundary. Beyond the main built up area of the village is open countryside, with the M6 cutting through the parish. To the east is the parish of Goosnargh, to the south is Broughton and an element of 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).

¹ Source ONS 2011

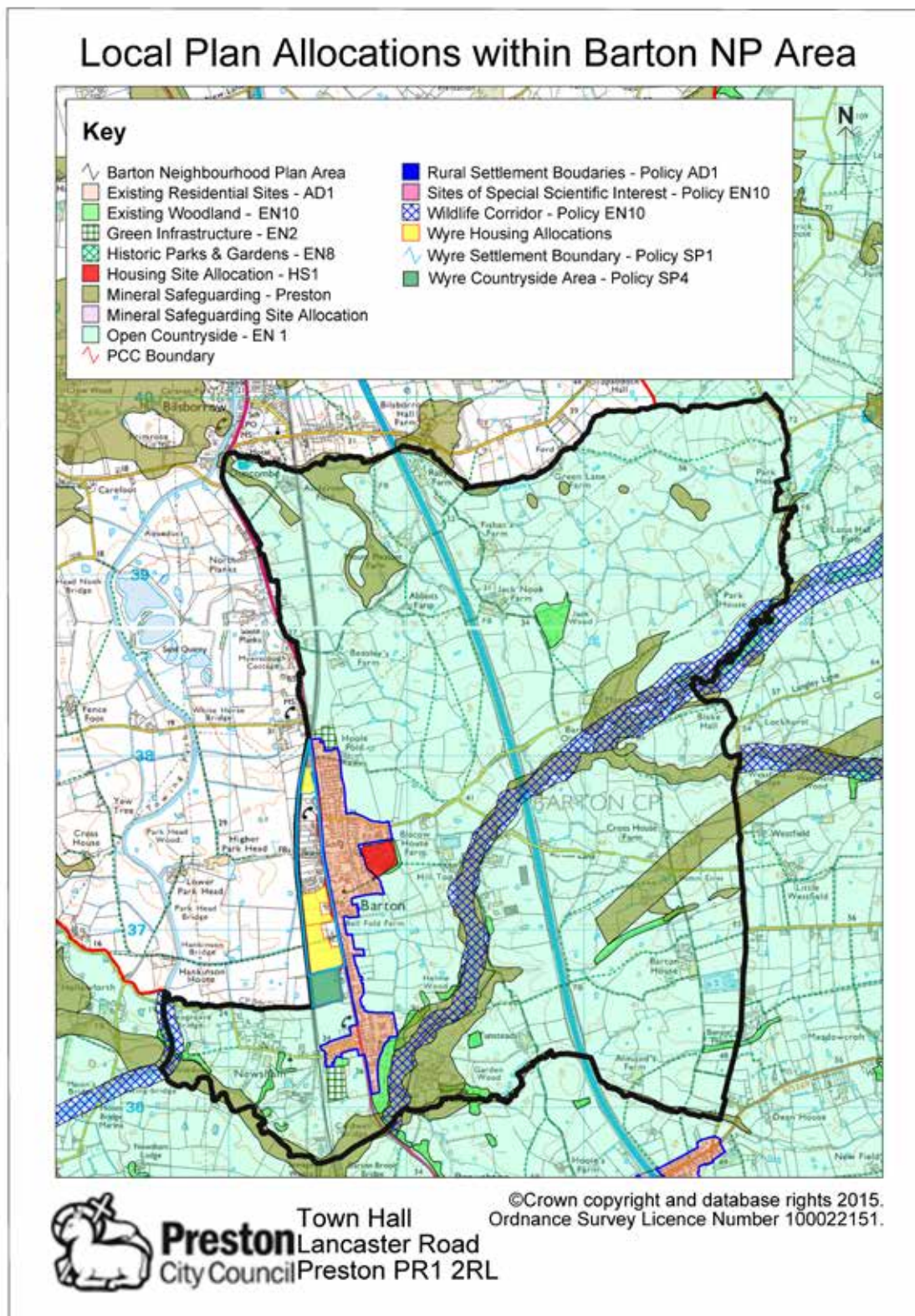
2. BACKGROUND

Figure 1: The designated NDP boundary (the yellow shaded area represents that part of the NP boundary which falls within Wyre Borough Council)



2. BACKGROUND

Figure 2: Local Plan Allocations



3. THE NEIGHBOURHOOD PLAN PROCESS AND PREPARATION

NP are part of the statutory development planning system. Introduced in 2011, NP give local communities, through their Parish Council's, the right to prepare a plan for their neighbourhood.

The significance of this is that when the NP is finally 'made', it will become part of the development plan for the area. This means planning applications in the Parishes (Barton and Myerscough and Billsborrow), unless there are other material considerations, will be determined in accordance with the NP, Wyre Local Plan, Preston Local Plan and other Development Plan Documents.

The Neighbourhood Plan Process

The Barton NP was prepared following a procedure set down by government in The Neighbourhood Planning (General) Regulations 2012, as amended. The neighbourhood plan preparation process includes a number of stages. Regulation 14(a) states that a qualifying body must, "publicise in a manner that is likely to bring it to the attention of people who live, work, or carry out business in the neighbourhood area". The Regulation 14 consultation was carried out in 2020 over a six week period.

Preston City Council will submit this plan, together with any comments received in response to the Regulation 16 consultation, to the examiner appointed to conduct the independent examination of the plan. The Parish Council and Preston City Council will jointly appoint this examiner.

At the examination the examiner will assess whether the plan meets the basic conditions of paragraph 8 (2) of Schedule 4B of Town and Country Planning Act 1990. This is something all neighbourhood plans must comply with if they are to be formally made part of the development plan. The basic conditions are met if:

3. THE NEIGHBOURHOOD PLAN PROCESS AND PREPARATION

- a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- d) the making of the order contributes to the achievement of sustainable development,
- e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and
- g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

If the examiner decides that the Barton Neighbourhood Development Plan is compliant then it will be subject to a local referendum. The referendum will give all registered voters in the Parish the opportunity to vote and decide if the Barton NDP should in future be used to help determine planning applications. The final decision, therefore, rests with the people of Barton and will be by a straightforward majority of those voting in the referendum.





3. THE NEIGHBOURHOOD PLAN PROCESS AND PREPARATION

BARTON CLIMATE CHANGE

This NP is set in the context of the ‘Climate Emergency’ declared by both Preston and Wyre Council’s. Preston City Council pledged that its own activities would be net zero by 2030 and Wyre pledging to reduce its own emissions by at least 78% by 2035.

The NP seeks to reflect the new climate commitments and aims to have climate change as a central theme running through the plan.

The NP seeks to promote connectivity of the new and existing green spaces (green infrastructure) and water spaces (blue infrastructure) in BNDP 01, identifying and protecting Local Green Spaces in BNDP 02, promote active travel and offer safe alternative modes of transport ultimately reducing the need to travel, promoting social cohesion, health and wellbeing in policy BNDP 03, tighter requirements in line with the NPPF on effective surface water drainage measures including SUDS in BNDP 04 and new housing to be use nationally recognised housing quality standards such in policy BNDP 05.

As Preston and Wyre Council’s review and updates policies in response to the Climate Emergency, so this NP will be reviewed.

4. COMMUNITY CONSULTATION

Early work on the NP has been moved forward by a Steering Group, which was established in 2017. The group signed up to a Terms of Reference and have an elected chair and vice chair.

The main public engagement on the NDP began in August 2018 with a scoping questionnaire document which 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

Informal public consultation on an emerging policies plan was carried out in April 2020 amid the national covid lock down restrictions.

Regulation 14 consultation was carried out for a 6 week period September – November 2020.

The Parish Council website plays a vital role in sharing information to residents, businesses and other organisations within the plan area. An updated parish website was created and all documents related to the NP are available www.barton-pc.org.uk as well as regular updates on the Facebook page.

Date Activity	
August 2018	Scoping Questionnaire document sent to all parishioners
April 2020 - May 2020	Informal Public consultation on ‘emerging policies’ plan
Sep 2020 - November 2020	6 wks consultation on Reg 14

4. COMMUNITY CONSULTATION

Strategic Environmental Assessment

A Strategic Environmental Assessment Scoping Report was carried out in September 2020. This was consulted upon for a period of 5 weeks. The aim of the consultation process was to involve and engage with statutory consultees and other relevant bodies on the scope of the appraisal. In particular, it sought to:

- Ensure the SEA is both comprehensive and sufficiently robust to support the NDP during the later stages of full public consultation
- Seek advice on the completeness of the plan review and baseline data and gain further information where appropriate;
- Seek advice on the suitability of key sustainability issues;
- Seek advice on the suitability of the sustainability objectives.

Comments on this Scoping Report were invited from the three consultation bodies as required by the SEA regulations:

The three consultation bodies are as follows

- Natural England
- Historic England
- Environment Agency

The outcome of the process is that a full Strategic Environmental Assessment (incorporating Site Allocation (SA) requirements) is not required.

5. 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 representing 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 and having climate change at the heart of all future decision making.
- 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.

5. VISION AND OBJECTIVES



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 – 2026)
- Central Lancashire Core Strategy (July 2012)
- Wyre Local Plan partial review 2011 - 2031 (partial update of 2022)

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) 2021. 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 at paragraphs 29 and 30:

“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.

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.”

6. 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



6. PLANNING POLICY CONTEXT

A number of key issues came out of our survey in 2018. These were reinforced within the emerging policies draft in April 2020 and this subsequent draft submission document

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

7. BARTON NDP DRAFT POLICIES



The following section of the Barton NDP sets out the NDPs planning policies to be used alongside those in the Preston Local Plan and Wyre Local Plan. 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	18
BNDP 02	Local Green Spaces	21
BNDP 03	Active Travel	26
BNDP 04	Drainage and Water Management	29
BNDP 05	New Housing	32
BNDP 06	Areas of Separation	37
BNDP 07	Supporting Businesses	39



7. 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 (Refer to figure 3 showing existing GI).
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) improving the quality and connectivity of 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.

7. 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 179 states:

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

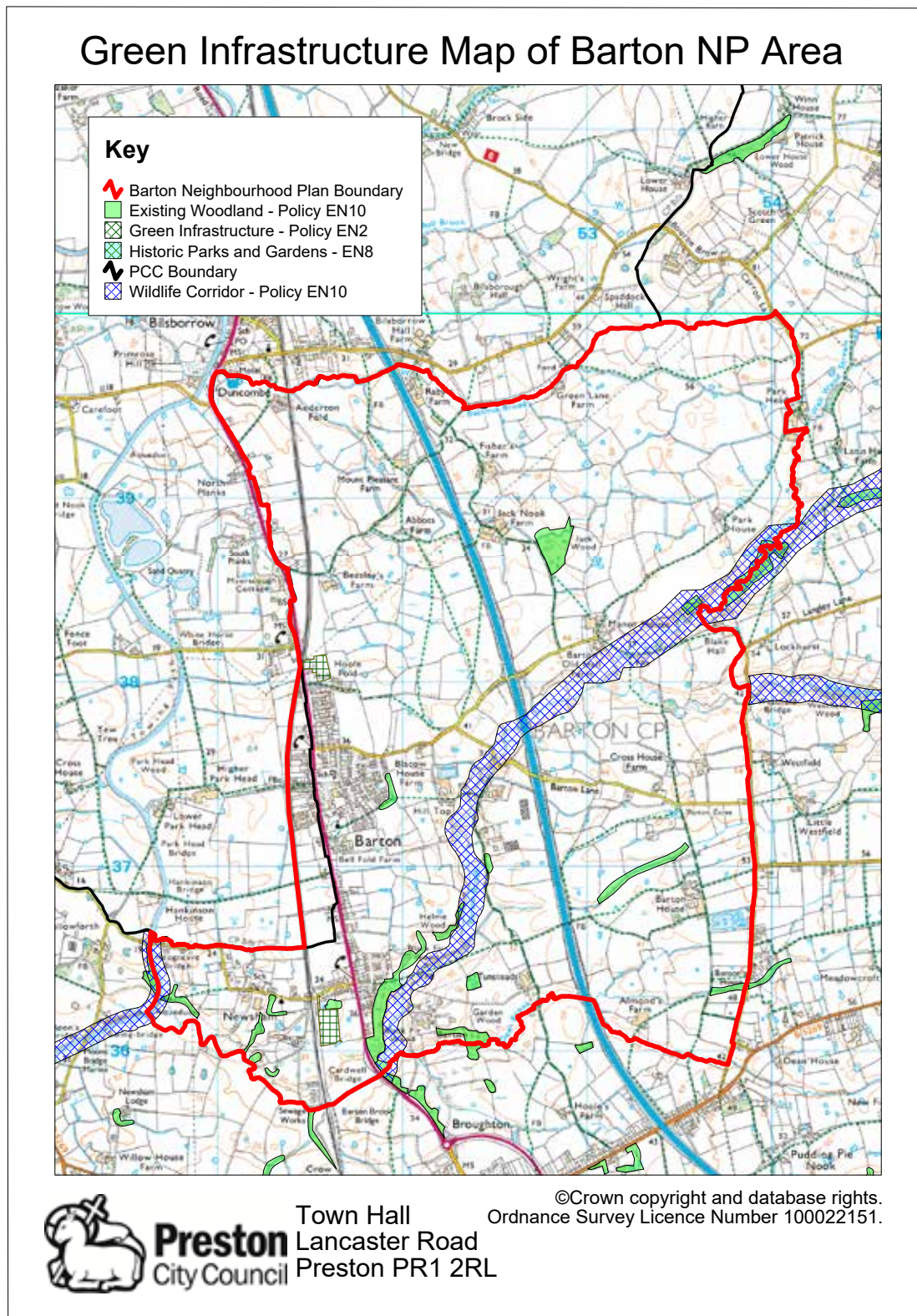
- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by 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.

7. BARTON NDP DRAFT POLICIES

Figure 3: Green Infrastructure



7. BARTON NDP DRAFT POLICIES

POLICY BNDP 02– LOCAL GREEN SPACES

The following open spaces shown on figures 5 and 6 below will be protected as local green spaces.

1. Village Hall, Bowling Green, Tennis Club
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

7. BARTON NDP DRAFT POLICIES



Background/Justification

The NPPF allows communities to protect significant local green spaces.

Paragraph 101 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 102 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 4 and associated maps). In total, 7 potential Local Green Spaces were assessed against the NPPF criteria for the designation as LGS.

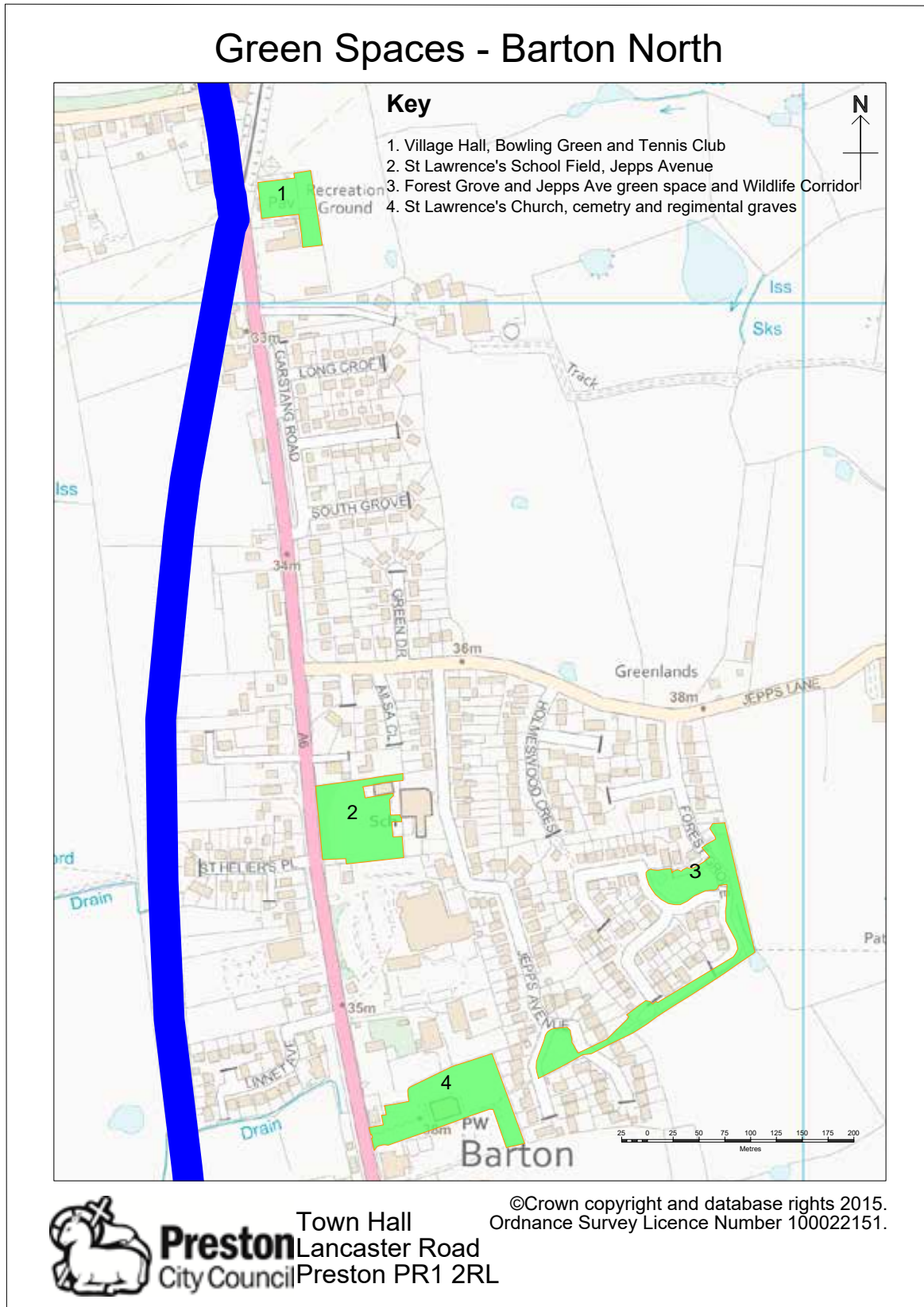
7. BARTON NDP DRAFT POLICIES

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	In village	Existing village infrastructure, Local bowling clubs and tennis clubs exist and use these facilities.	Bowling club and tennis club already exists, an important communal facility for the parish associated with the village hall.
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.

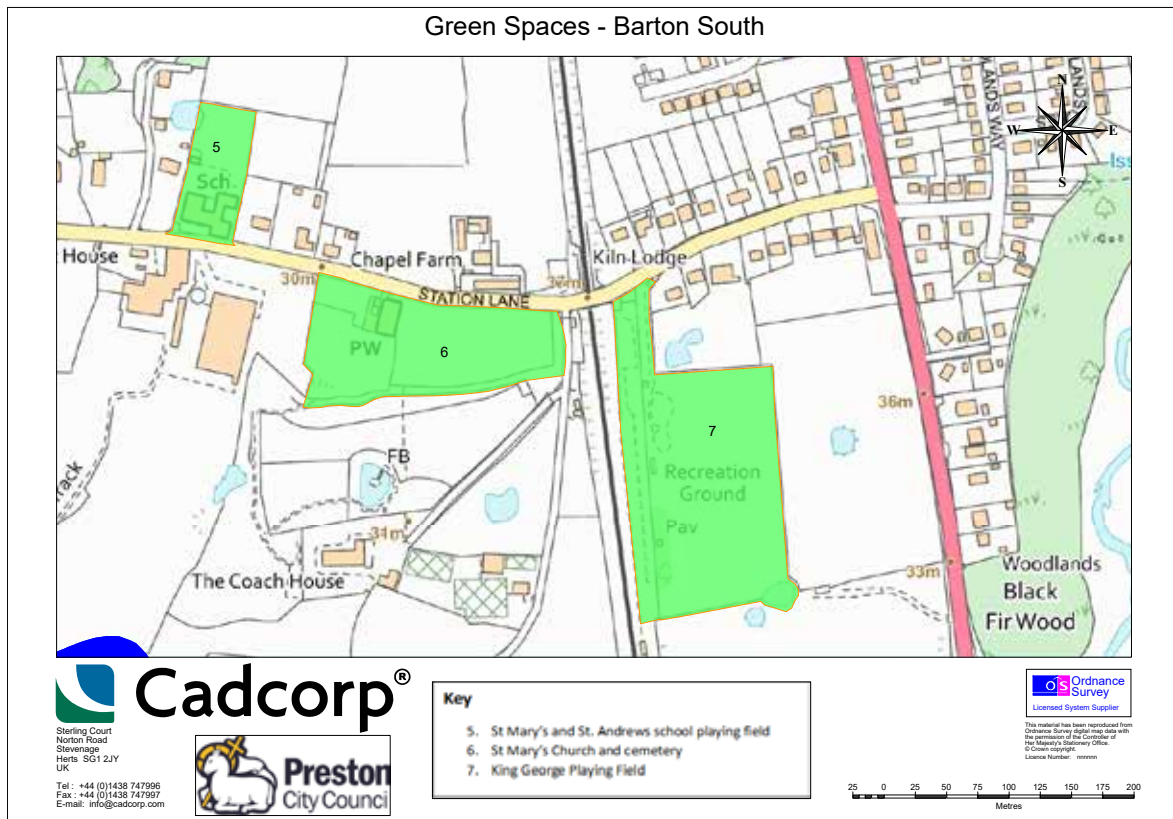
7. BARTON NDP DRAFT POLICIES

Figure 5: Local Green Spaces North Map



7. BARTON NDP DRAFT POLICIES

Figure 6 – Local Green Spaces South Map



7. BARTON NDP DRAFT POLICIES

POLICY BNDP 03 – ACTIVE TRAVEL

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, Wyre Borough 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:
 - a) Improvements and new connections to existing Public Rights of Way (PROW) and bridleways will be supported as identified on figure 7.
 - b) Safe crossing points, refuge islands or Toucan crossings along the A6

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.

7. 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.

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.

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.

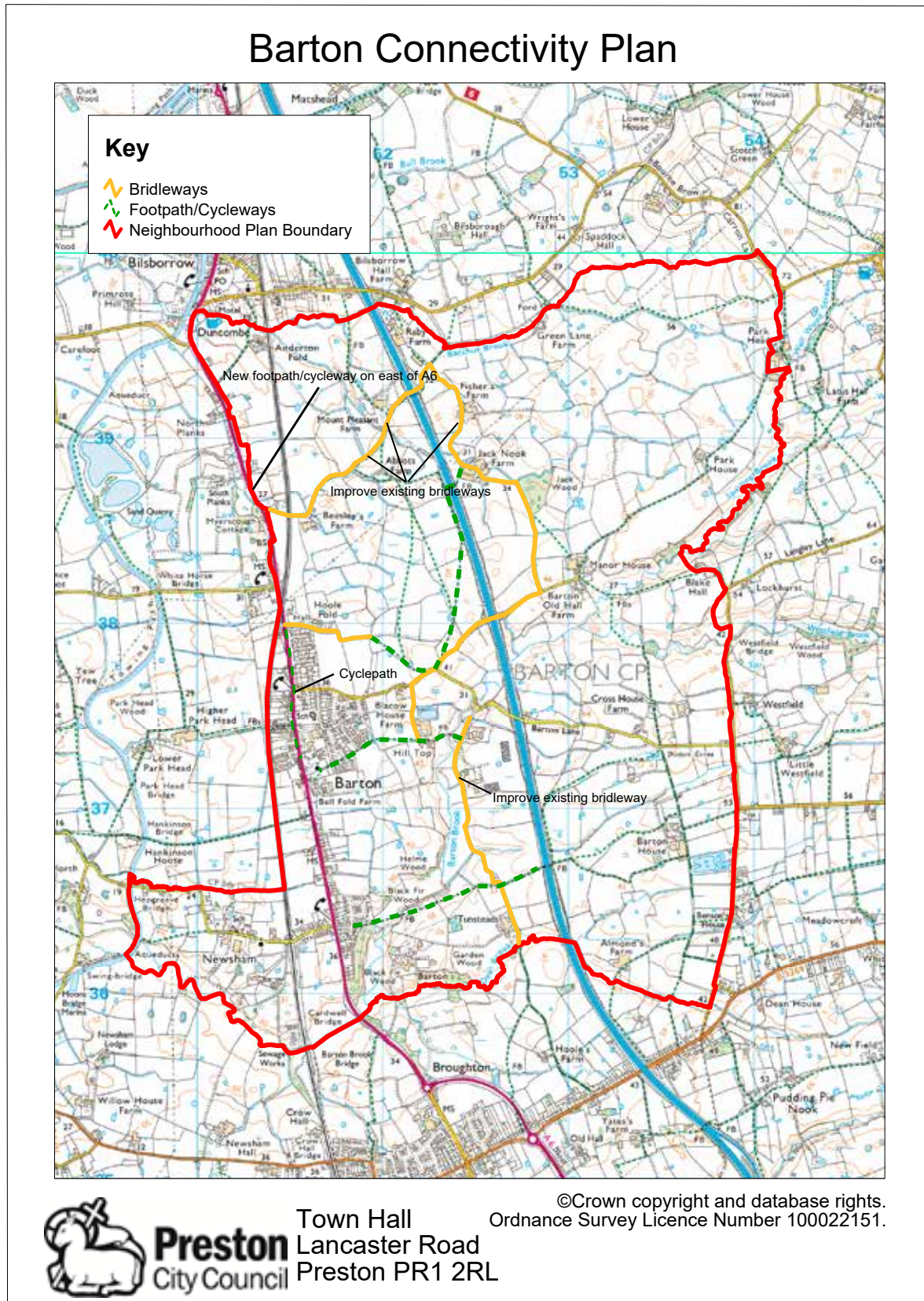
Many also said they would consider using public transport if there was a better bus service. Suggested improvements included: cheaper fares; buses running on time; services that ran earlier in the morning and later at night; and a quicker service to Preston Station with fewer stops.

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



7. BARTON NDP DRAFT POLICIES

Figure 7 – Barton Connectivity



7. BARTON NDP DRAFT POLICIES

POLICY BNDP 04 – DRAINAGE AND WATER MANAGEMENT

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. Developers should adhere to the hierarchy of drainage options stipulated in paragraph 080 of the PPG. 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 DEFRA Technical Standards for Sustainable Drainage Systems, paragraph 080 of the Planning Practice Guidance (PPG) and paragraph 169 of the NPPF.

b) New developments should ensure that existing features of value in relation to drainage such as hedgerows, trees and verges are retained and where possible enhanced further with Blue – Green Infrastructure which would help to promote SuDS into high quality planting which will have amenity, biodiversity and water quality benefits as well as managing surface water quantity.

c) 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. Applicants will be required to submit a drainage strategy and construction management plan. Further guidance on pollution prevention during construction phase can be found in Chapter 31 of the CIRIA SuDS Manual C753.

d) all surface water sustainable drainage systems should be designed to SuDS adoptable standards in accordance with The SuDS Manual and the Sewerage Sector Design and Construction Guidance. On major development sites, applicants will be required to incorporate multi-functional sustainable drainage systems that meet the “four pillars” of sustainable drainage, as set out in The SuDS Manual and Building for a Healthy Life . Inclusion of treatment trains, biodiversity net gain and blue-green infrastructure in the design of Sustainable Drainage Systems (SuDS) will be required.

7. BARTON NDP DRAFT POLICIES

e) all new developments to achieve greenfield runoff values in accordance with DEFRA Technical Standards for Sustainable Drainage systems. (Note that greenfield runoff rates cover runoff from the entire development site area, not just the impermeable areas within the site).

f) new development should avoid and minimise culverting watercourses wherever possible and should seek to promote daylighting of culverts where possible, as well as the requirement to seek permission to alter or carry out works to a watercourse or water body from the relevant body (LCC LLFA for ordinary watercourses, Environment Agency for main rivers, Canal and Rivers Trust for any canals).

g) All sources of flood risk must be considered by applicants with the sequential and exceptions tests applied as necessary.

h) The detailed design of a site must be resilient to flood risk through, for example, finished floor and ground levels and careful consideration of flow paths from existing drainage systems and future exceedance paths.

i) All new residential developments must achieve, as a minimum, the optional requirement for water efficiency set through Building Regulations Requirement G2: Water Efficiency or any future updates. In addition to development proposals, Barton Parish Council will:

j) Work proactively with Lancashire County Council and statutory undertakers to achieve action where drainage problems are the consequence of damage to public drainage infrastructure

k) Actively engage with Preston City Council and Wyre Borough Council consulting on planning applications to ensure the local impacts of surface water flooding are given significant weight in decision making.

l) 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.

7. 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 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.

In planning terms, the relevant Local Plan policies (Preston Local Plan (2012 – 2026), Central Lancashire Core Strategy (July 2012) Wyre Local Plan (February 2019) already contain a suite of policies addressing issues such as flood risk, flood risk assessments, surface water run-off and culverting of water courses in relation to new development. As such, Barton's flood risk issues in this area is largely adequately addressed and there is nothing that this plan can do to strengthen these existing provisions. On the subject of sustainable urban drainage systems (SUDS) however, the plan recognises a legitimate opportunity to add to current policy provision which has been consulted over with Lancashire Local Lead Flood Authority (LLFA) on the latest national policies, technical guidance and best practice.

7. BARTON NDP DRAFT POLICIES

POLICY BNDP 05 – NEW HOUSING IN BARTON

Within Barton new housing development will be supported when it is within the defined development boundary (see figure 2 - existing residential sites). Also note the development boundary for Wyre (all the land within the section of the NDP in Wyre).

Most importantly all new housing development should help to contribute to an improved quality of place and community for Barton with the provision of good connectivity to the wider village and green spaces which help link development together. Proposals will be assessed against the following criteria:

- a) are of good quality design supported by a robust design and access statement justifying amongst other things; layout, appearance, scale, density and most importantly how they respond to the existing rural character and built form
- b) Safe and suitable access for all road users, with clear links to the wider highway network
- c) do not have an adverse impact on the Neighbourhood Development Area rural landscape;
- d) do not have an adverse impact on existing and future residential amenity;
- e) new dwellings should be appropriately located for the users and residents of the proposed development to access local facilities and services;
- f) Should be a mixture of type and tenure catering for all members of the community
- g) any new on site affordable units should be ‘peppered potted’ around the development and should have equal measures for footprint, parking and garden space
- h) Encourage for 1 and 2 bedroom properties for the elderly to be able to downsize whilst staying within the village

7. BARTON NDP DRAFT POLICIES

- i) Not exceed 2.5 storeys in height
- j) any new housing development must incorporate drainage systems in accordance with paragraph 169 of the NPPF or its amended equivalent
- k) new housing development should demonstrate accordance with the appropriate BREEAM standards in use at the time of submission. Encouragement is also given to schemes that meet Passivhaus standards .
- l) Housebuilders are encouraged to register for assessment under the Home Quality Mark.

Infill developments in existing gardens

New dwellings should 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;

New housing outside development boundary

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.

Minor Applications for Housing Development

All applications (including outline) for minor housing development (including infill) must be supported by drainage proposals which investigate the hierarchy for surface water management including infiltration tests. The need to maximise dwelling units on small sites will not be an acceptable reason for not including infiltration systems for the management of surface water on minor applications. Minor housing applications will be required to incorporate permeable surfaces, water butts and rain gardens for the management of surface water.

Refer to Paragraph 130, f) of the NPPF

<https://www.passivhaustrust.org.uk/>

<https://www.bregroup.com>

7. BARTON NDP DRAFT POLICIES

Background/Justification

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 submission 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 74 dwellings) SA1/24 (land to rear of Shepherds Farm 34 dwellings) and SA1/25 (upto 39 dwellings which has previously withdrawn).

Wyre Borough Council has recently submitted a Local Plan Partial Review to Government for Examination. The review has amended six policies and deleted one policy from the Wyre Local Plan (2011 – 2031). The examination hearing closed in September. A six week consultation on the main modifications will be late 2022 with a view to the Partial Update considered for adoption in early 2023.

The current policies in the Wyre Local Plan (2011 – 2031) that will be superseded by the Wyre Local Plan Partial Review (2011 – 2031) include: SP1 Development Strategy; SP4 Countryside Areas; HP1 Housing Land Supply; HP3 Affordable Housing and HP4 Rural Exceptions. All other policies and site allocations remain unchanged.

Following the Examination period, the council will prepare a consolidated version of the new Local Plan that incorporates all accepted revisions by the partial review.

National planning policy allows local authorities to confirm their annual five year housing land supply through the publication of a Housing Implementation Strategy (HIS).

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 sites which have come forward within the NDP area (refer to list in appendix 1).

Policy 4 of the Core Strategy seeks to deliver a total of 22,158 new dwellings across the three Central Lancashire districts during the plan period of 2010-2026, which sets a requirement of 507 dwellings per annum for Preston. Up to January 2020 the Council used the Core Strategy housing requirement to assess its housing land supply. However, following continued monitoring of the situation in the period of time following publication of the revised Framework in 2018, 2019 and 2021 the Council stopped using the figure in Policy 4(a) of the Core Strategy in January 2020, as it was considered the introduction and

7. BARTON NDP DRAFT POLICIES

application of the standard methodology represented a significant change in circumstances in Preston, rendering the housing requirement figure in Policy 4, as well as the evidence base which underpinned it, out of date.

At March 2022 the local housing need figure calculated using the standard methodology is 279 dwellings per annum. Against this figure, at March 2022 the Council can demonstrate a 14.6 year supply of deliverable housing land.

The Council's reliance on the standard methodology has been contested by appellants at a number of public inquiries during 2021, and on 3 February 2022 the Planning Inspectorate issued its decisions relating to six appeal sites adjacent to the village of Goosnargh, one appeal site close to Longridge and one appeal site adjacent to the village of Barton. On the specific issue of housing land supply and the calculation of it, the appeal decisions relating to sites at Goosnargh and Longridge are of particular relevance.

In determining the appeals the Inspector observed that:

1. (i) The evidence which supported the housing requirement in Policy 4 was based on housing and demographic trends from the period 1998 – 2003 and the methodology for calculating housing need has changed materially since this time.
2. (ii) The practical implementation of the standard methodology in Preston almost halves the housing requirement for Preston when compared to that contained in Policy 4.

As a result the Inspector determined that a significant change in circumstances has occurred and this renders Policy 4 out of date, and that this conclusion is supported by the Framework and Planning Practice Guidance when read as a whole.

Consequently the Council considers that the most appropriate figure to use in assessing housing land supply is the local housing need figure and not the Core Strategy Policy 4(a) housing requirement.

7. BARTON NDP DRAFT POLICIES



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.

7. BARTON NDP DRAFT POLICIES

POLICY BNDP 06 – AREAS OF SEPARATION

Development will not be permitted within the Areas of Separation as defined on Figure 8, 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.

As part of the development of the NP, the steering group put forward a northern and southern areas of separation. The areas have been subject to several changes over the course of the plan. The nature of Barton as a linear village, has been put under pressure from development which has resulted in its character and appearance altering.

Whilst the NP steering are well aware of the existing Preston LP policy EN1, it is considered that a specific policy is required relative to Barton, so safeguard any coalescence from Broughton to the south and Bilsborrow to the north.

Northern Area

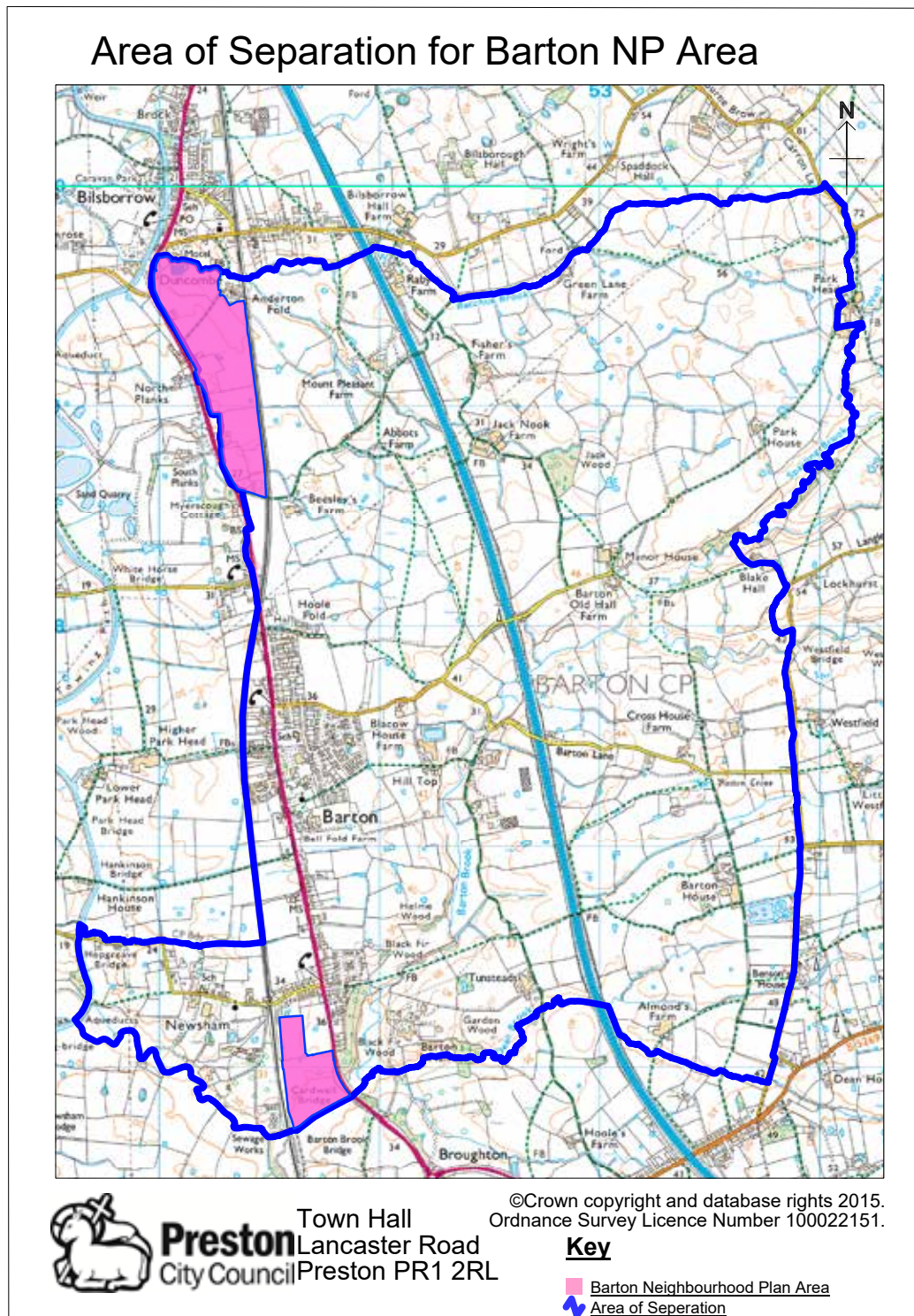
Originally this area covered a wide area from the edge of the NP boundary to the west all the way to the edge of the M6 motorway. During consultation, it was considered appropriate to reduce the area limiting to the area from the A6 to the east to the line of the westcoastline railway line to the west. (The area included a planning application (06/2020/1087) refused)

Southern Area

During the consultation of the NP the area covered a broad area from the western edge of the NP area to the M6 motorway to the east. It was considered this was too broad an area and covered a large area of Barton Hall.

7. BARTON NDP DRAFT POLICIES

Figure 8. Area of Separation Plan



7. BARTON NDP DRAFT POLICIES

POLICY BNDP 07– 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

7. 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 and medium successful businesses, many of which are family owned and run. Some of the existing businesses include (this list is not exhaustive)

Gavin Jones Limited	The A6 Jaguar Garage
Barton Manor 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.

8. MONITORING & REVIEW

Barton Parish Council will regularly monitor progress in implementing the Barton NP. 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
06/2020/0485	Inglemere, Station Lane,	5	Full application, Approval - 28/07/2020
06/2022/0332	Land opposite The Old School House, Garstang Road	1	Reserved matters application - Approved - 26/07/2022
06/2021/0503	Boggart House Farm, Station Lane,	1	Full application, Refused - 24/06/2021
06/2021/0542	Land to the rear of the (former) Boars Head Inn, Garstang Road	5	Full application - Approved - 21/10/2021
06/2021/0587	Garden Centre Plants Ltd , Barton Lane	4	Permission in Principle - Refused - 08/06/2021
06/2021/1074	Reserved matters consent application for the erection of 55no. dwellings with associated works pursuant to planning permission 06/2018/0238 (appearance, layout, scale and landscaping applied for)	55	Reserved matters application - Approved - 09/12/2021
06/2022/0363	Boggart House Farm, Station Lane, Preston, PR3 5DY	2	Full application - Approved - 14/06/2022
06/2022/0644	Land at Cardwell Farm, Garstang Road, Preston	"Full App: 47 Outline App: 104"	HYBRID: Full & Outline - Decision Awaited
06/2020/0614	Land at Cardwells Farm, Garstang Road- resubmission	151	Refused
06/2020/0167	Land off Garstang Rd Wainhomes	68 Affordable	Approved 21/2/2020
06/2020/0397	Land adjacent, Kiln Lodge , Station Lane	1	Approved 24/9/2020
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

APPENDICES

Planning Ref	Address	Units	Decision
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
06/2019/0075	Barton Old Hall Farm , Jepps Lane,	1	Approved 19/3/19
06/2019/0057	The Old School, 730 Garstang Road, Change of use	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

BARTON GLOSSARY OF TERMS

Adoption – The final confirmation of a development plan by a local planning authority.

Conformity - There is a requirement for neighbourhood plans to have appropriate regard to national policy and to be in conformity with local policy

Development Plan - Includes the adopted Preston Local Plan (2012 – 2026), Central Lancashire Core Strategy (July 2012) Wyre Local Plan (February 2019) and any future adopted Local Plan which may replace it, and Neighbourhood Development Plans which are used to determine planning applications.

Evidence base - The background information that any Development Plan Document is based on and is made up of studies on specific issues, such as housing need for example.

Green-space - Those parts of an area which are occupied by natural open space, parkland, woodland, sports fields, gardens, allotments and the like.

Independent Examination - An assessment of a proposed Neighbourhood Plan carried out by an independent person to consider whether a Neighbourhood Development Plan conforms with the relevant legal requirements.

Infill Development – small scale development filling a gap within an otherwise built up frontage.

Infrastructure – Basic services necessary for development to take place, for example, roads, electricity, sewerage, water, education and health facilities.

Legislation - The Acts of Parliament, regulations and statutory instruments which provides the legal framework within which public law is administered

Local Plan – the Plan for future development of the local area, drawn up by the local planning authority. This forms part of the Development Plan.

Localism - Shifting power away from central government controls to the local level. Making services more locally accountable, devolving more power to local communities, individuals and councils.

BARTON GLOSSARY OF TERMS

Local Lead Flood Authority - Prepare and maintain a strategy for local flood risk management in their areas, coordinating views and activity with other local bodies and communities through public consultation and scrutiny, and delivery planning. Lancashire County Council is the LLFA for the area.

Local Planning Authority - Local government body responsible for formulating planning policies and controlling development; a district council, metropolitan council, county council, a unitary authority or national park authority. For Carnforth this is Lancaster City Council.

Made – terminology used in neighbourhood planning to indicate a Plan has been adopted.

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied. The current version of the NPPF was published in February 2021.

Neighbourhood Development Plan – A local plan prepared by a Town or Parish Council (or Forum) for a particular Neighbourhood Area, which includes land use topics. Once made this forms part of the Development Plan.

Previously Developed Land - Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Public Open Space - Open space to which the public has free access and which fulfils, or can fulfil, a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural uses).

Public Right of Way – Paths on which the public has a legally protected right to pass and re-pass.

BARTON GLOSSARY OF TERMS

Section 106 Agreement – Planning obligation under Section 106 of the Town & Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal.

Stakeholder – People who have an interest in an organisation or process including residents, business owners and national organisations and government departments

Sustainable Communities – Places where people want to live and work, now and in the future.

Sustainable Development – An approach to development that aims to allow economic growth without damaging the environment or natural resources. Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

Sustainability Appraisal – An appraisal of the economic, environment and social effects of a Plan to allow decisions to be made that accord with sustainable development.

Urban Creep - The increasing density of development, due to the development of roads, buildings, paving over garden areas and other permeable areas which increases the impermeability of developed areas and causes rates and volumes of run off to rise.

BARTON GLOSSARY OF TERMS



