

Barton Neighbourhood Plan

Plan Period 2019 - 2030

Summer 2023



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1. FOREWORD

1.1 The rural village 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 plough- lands. 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.

1.2 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.

1.3 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.

1.4 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 Borough Council (Wyre BC) to achieve a sustainable future for the village through the Barton Neighbourhood Plan (BNP). 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.

1.5 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”.

1. FOREWORD

1.6 The initial draft version of our NP has undergone a formal 6-week consultation. The BNP has undergone modification to reflect the responses received during the 6-week consultation and at examination. The Neighbourhood Plan once ratified at a local referendum becomes a part of the Development Plan and will be used by Preston City Council and Wyre BC when determining planning applications within the neighbourhood area.

1.7 The BNP will provide the opportunity for us to shape the future for the residents of the neighbourhood area 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.

1.8 The BNP 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

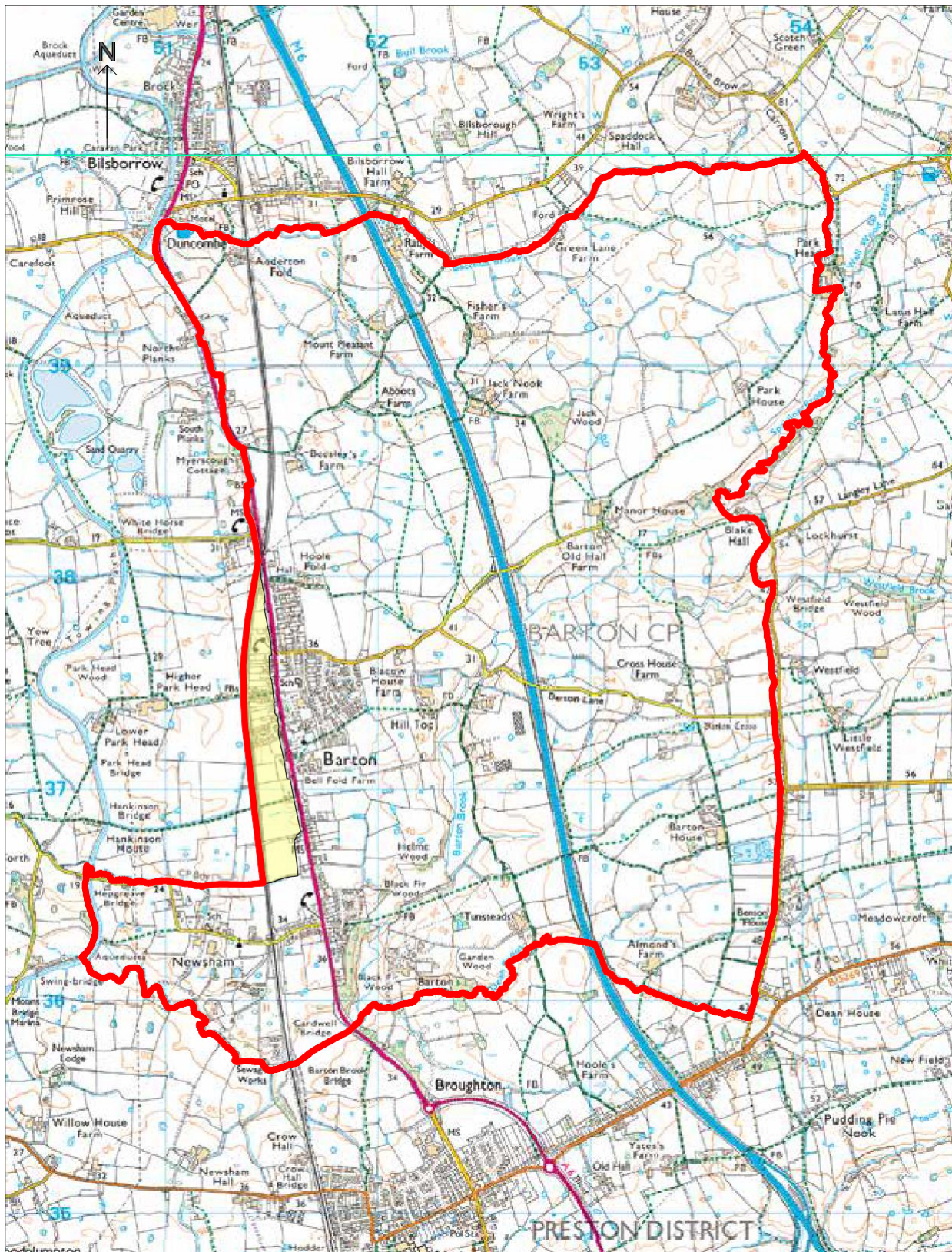
Chair, on behalf of the Barton Neighbourhood Plan Steering Group June 2022

2. BACKGROUND

- 2.1 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 Neighbourhood Plan (NP) for their area. Barton Parish Council (the whole of the Parish contained within Preston City Council) and Myerscough & Bilsborrow Parish (part of Wyre BC) decided it was essential to use this new power.
- 2.2 Jointly, the Parish Councils, as a qualifying body, applied for the whole of Barton Parish and the section of Myerscough and Bilsborrow Parish, west of the A6 and east of the West Coast Mainline, to be designated as the 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 BC consulted on the application for 6 weeks and the Councils 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 NP to set out how the future development of the area up to 2030 should be shaped.
- 2.3 Barton Parish has a population of approximately 1,150 with 460 households (Figure 1) (Barton figures only and not Wyre) 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 area which falls within Wyre BC is to the western edge of the boundary, between the A6 and the west coast railway line.
- 2.4 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 Woodplumpton to the west.
- 2.5 The Neighbourhood planning area 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 BC from 2015 (refer to housing applications in appendix 2).

¹ Source ONS 2011

Barton Neighbourhood Plan Boundary



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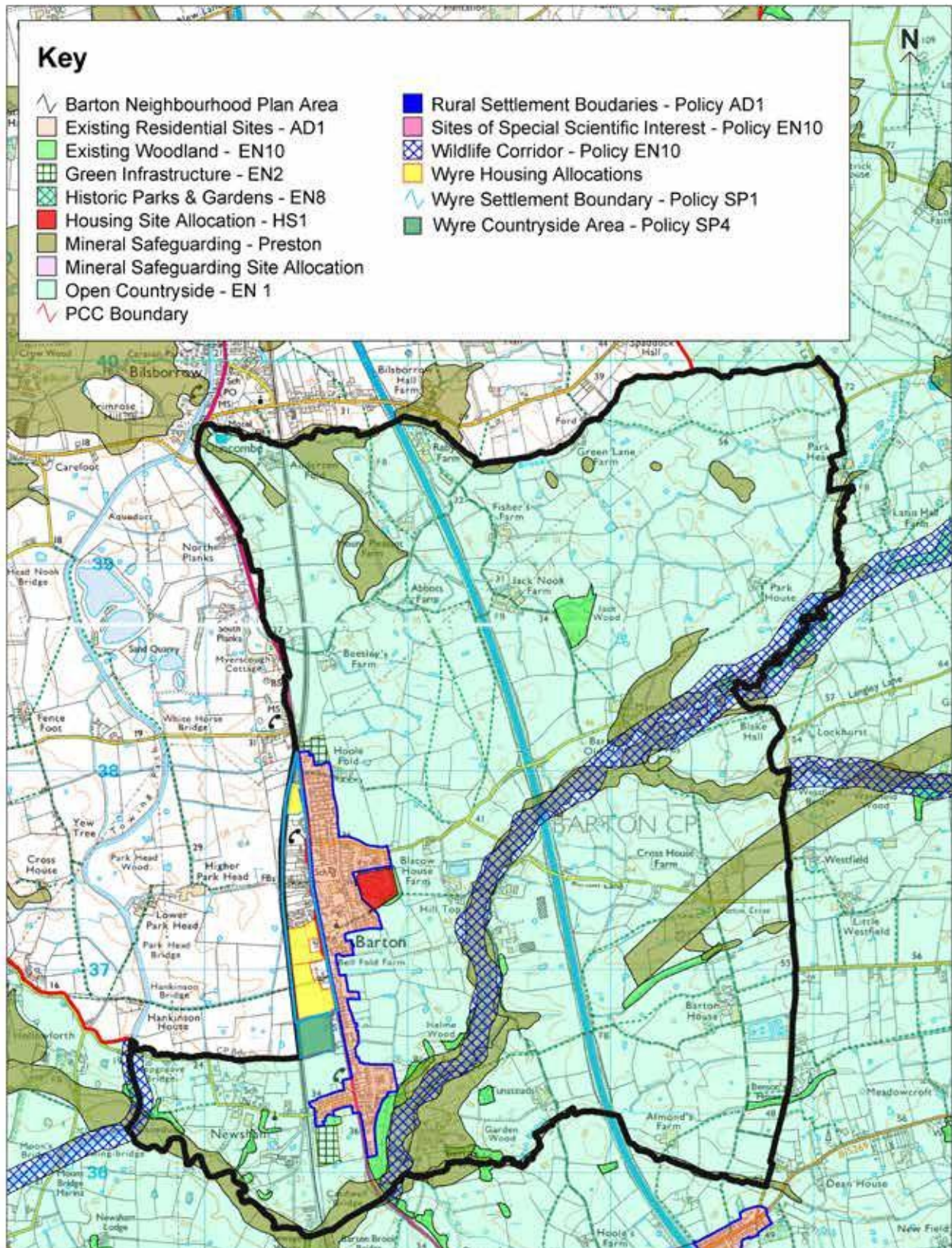


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Figure 1: The designated BNP boundary (the yellow shaded area represents that part of the NP boundary which falls within Wyre BC)

Local Plan Allocations within BNP Area



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 City Council Preston PR1 2RL

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Figure 2: Local Plan Allocations

3. THE NEIGHBOURHOOD PLAN PROCESS AND PREPARATION

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

3.2 The significance of this is that when the BNP 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

3.3 The BNP 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.

3.4 The Parish Council submitted Regulation 15 to Preston City Council (PCC) in November 2022. PCC ran a further 6 week public consultation period from January - March 2023. Jointly PCC and the Parish Council appointed an independent examiner who was presented with comments from the Regulation 16 consultation and all other submission documents.

3.5 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 neighbourhood plan;
- 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 neighbourhood plan contributes to the achievement of sustainable development;
- e) The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority;
- f) the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations; and
- g) prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan.

3.6 If the examiner decides that the BNP 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 BNP 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

- 3.7 This NP is set in the context of the ‘Climate Emergency’ declared by both Preston and Wyre Councils. Preston City Council pledged that its own activities would be net zero by 2030 and Wyre is pledging to reduce its own emissions by at least 78% by 2035.**
- 3.8 The NP seeks to reflect the new climate commitments and aims to have climate change as a central theme running through the plan.
- 3.9 The NP seeks to promote connectivity of the new and existing green spaces (green infrastructure) and water spaces (blue infrastructure) in BNP01, identifying and protecting Local Green Spaces in BNP02, promote active travel and offer safe alternative modes of transport ultimately reducing the need to travel, promoting social cohesion, health and wellbeing in policy BNP03, tighter requirements in line with the NPPF on effective surface water drainage measures including SUDS in BNP 04 and new housing to use nationally recognised housing quality standards through policy BNP05.
- 3.10 As Preston and Wyre Councils review and update policies in response to the Climate Emergency, so this NP will be reviewed.

4. COMMUNITY CONSULTATION

4.1 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.

- 4.2 The main public engagement on the NP 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.
- 4.3 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
- 4.4 Informal public consultation on an emerging policies plan was carried out in April 2020 amid the national covid lock down restrictions.
- 4.5 Regulation 14 consultation was carried out for a 6 week period September – November 2020.
- 4.6 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 at 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 week consultation on Reg 14

4. COMMUNITY CONSULTATION

Strategic Environmental Assessment

4.7 A Strategic Environmental Assessment (SEA) Screening 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 Screening 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.

4.8 Comments on this Screening 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 is not required.

4. COMMUNITY CONSULTATION

4.9 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 final version.

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

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.’

5.1 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.

6. PLANNING POLICY CONTEXT

National and Strategic Planning Policy

6.1 NPs 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 (incorporating partial update of 2022)

6.2 It is therefore important that BNP policies reflect this higher-level planning policy framework.

6.3 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.

6.4 The NPPF sets out the scope of policies that can be used in NPs. 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



- 6.5 The BNP has also been prepared by taking into account guidance in the National Planning Practice Guide (<https://www.gov.uk/government/collections/planning-practice-guidance>).
- 6.6 A full assessment of the planning policies that have been taken into account and have informed the preparation of the BNP 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



7. BNP POLICIES



7.1 The following section of the BNP sets out the 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 BNP objective and is accompanied by supporting evidence in a “Background/Justification” section.

Policy	Description	Page
BNP01	Green Infrastructure	18
BNP02	Local Green Spaces	21
BNP03	Active Travel	26
BNP04	Drainage and Water Management	29
BNP05	New Housing	32
BNP06	Areas of Separation	37
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7. BNP POLICIES

POLICY BNP01– 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. BNP POLICIES

Background / Justification

7.2 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 3.

NPPF paragraph 179 states:

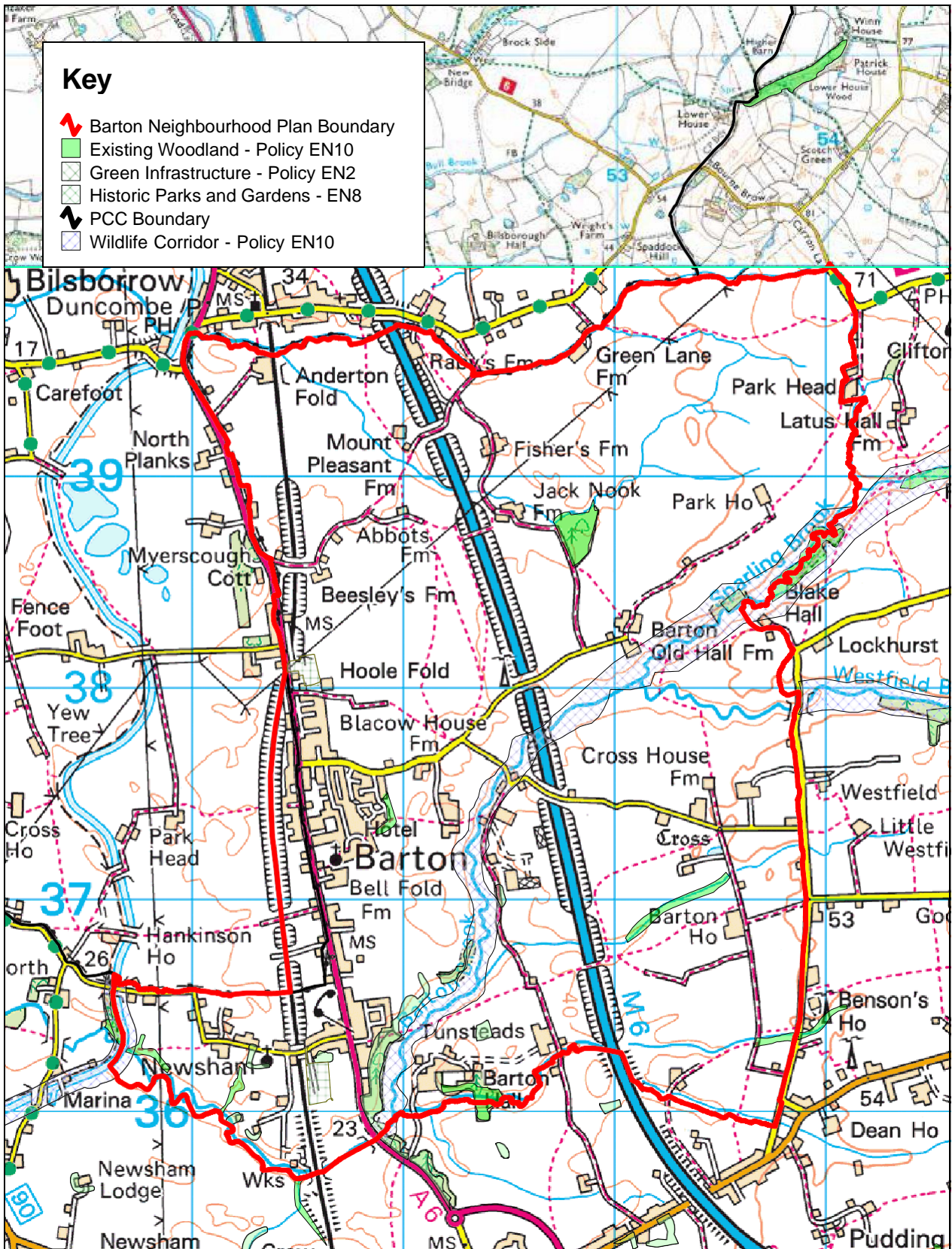
“To protect and enhance biodiversity and geodiversity, plans should:

- 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.

7.3 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.

7.4 Policy BNP01 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.

Green Infrastructure Map of BNP Area



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Figure 3: Green Infrastructure

7. BNP POLICIES

POLICY BNP02– LOCAL GREEN SPACES

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

1. St. Lawrences School Field, Jepps Avenue.
2. Forest Grove and Jepps Avenue green space and wildlife corridor.
3. St. Lawrence’s Church Cemetery and regimental graves
4. St. Marys Church and Cemetery, Station Lane
5. King George Playing Field, Station Lane

7. BNP POLICIES



Background / Justification

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

7.6 Paragraph 101 of the National Planning Policy Framework (NPPF) sets out that local communities can use the Local Green Space (LGS) 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.

7.7 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.

7.8 The spaces identified in policy BNP02 have been assessed against the criteria in National Planning Policy Framework (table figure 4 and associated maps). In total, 5 potential Local Green Spaces were assessed against the NPPF criteria for the designation as LGS.

7. BNP 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. St. Lawrences School Field, Jepps Avenue	In Village	Preservation of existing school playing field and amenity value as a local green space on the main road through the village.	Not extensive, a contained piece of open space enjoyed by children at school.
2. Forest Grove and Jepps Avenue green space and wildlife corridor	In Village	This space combines the local green spaces in recent developments and links 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.
3. 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. Preservation of land as a valuable historic churchyard.	Contained piece of land which adds to the character and historic past of Barton.
4. St. Marys Church and Cemetery, Station Lane	In Village	Preservation of land surrounding St. Mary's church and cemetery and open green space between Barton and Newsham.	Contained piece of land.
5. King George Playing Field, Station Lane	In Village	Existing playground and sports facilities and the importance this provides as open green space between the settlements of Barton and Newsham.	Playground and sports facilities already exist although the sports pitch would benefit from some improvement.

Local Green Space - Barton North



Key

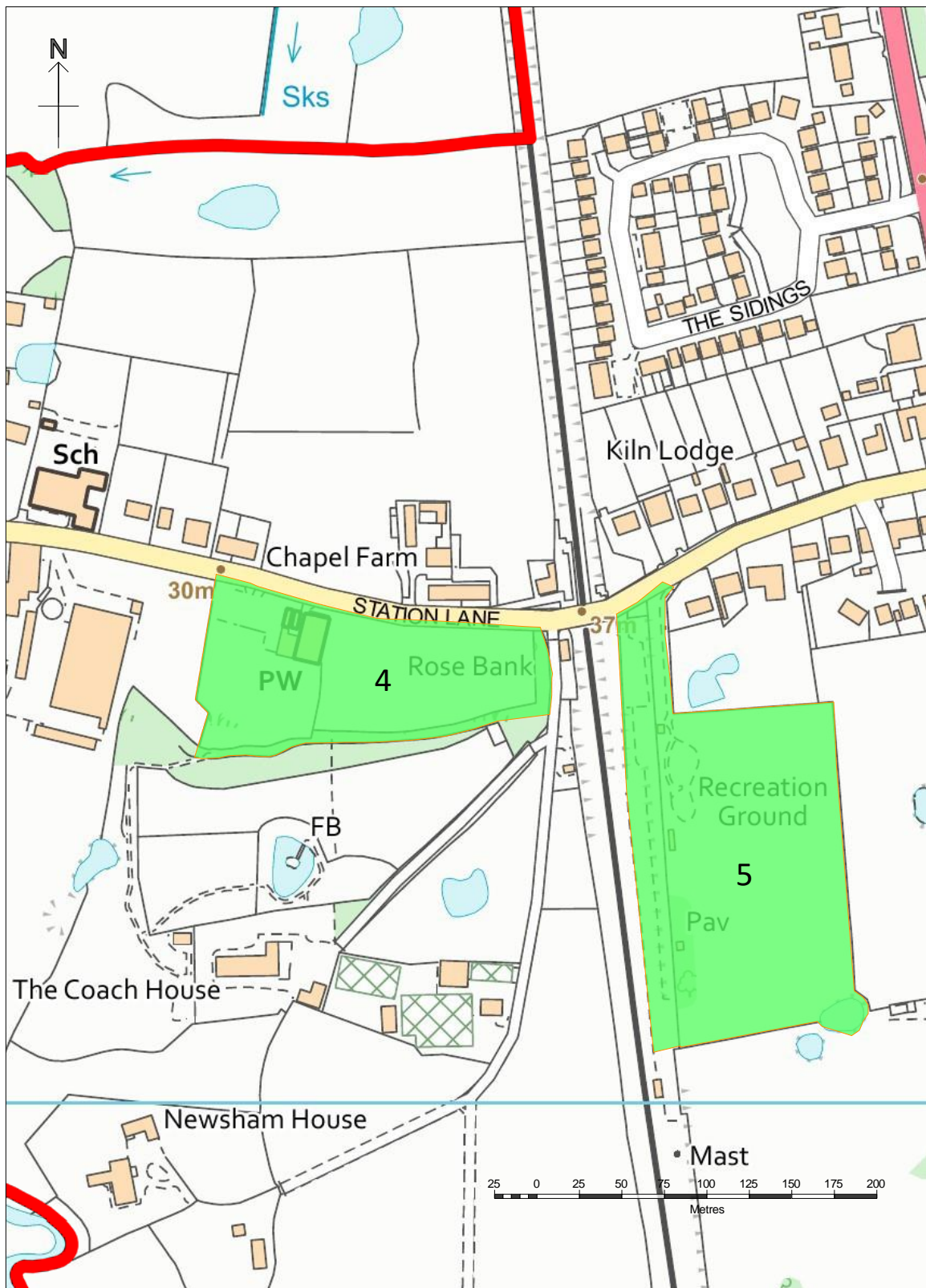
1. St. Lawrence's School Field, Jepps Avenue
2. Forest Grove and Jepps Avenue green space and wildlife corridor
3. St. Lawrence's Church Cemetery and regimental graves



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Figure 5: Local Green Spaces North Map

Local Green Space - Barton South



- Key
- 4. St. Marys Church and Cemetery, Station Lane
 - 5. King George Playing Field, Station Lane



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Figure 6 – Local Green Spaces South Map

7. BNP POLICIES

POLICY BNP03 – 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 facilities and infrastructure such as bus stops, signage and cycle storage 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. BNP POLICIES

Background / Justification

7.9 To promote active, healthy lifestyles, a safer environment and reduce congestion and vehicle emissions, thereby improving air quality and reducing climate change impacts, Policy BNP03 seeks to reduce private vehicle use.

7.10 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 cycle lanes through Barton were improved, especially if there was a dedicated cycle track away from the traffic.

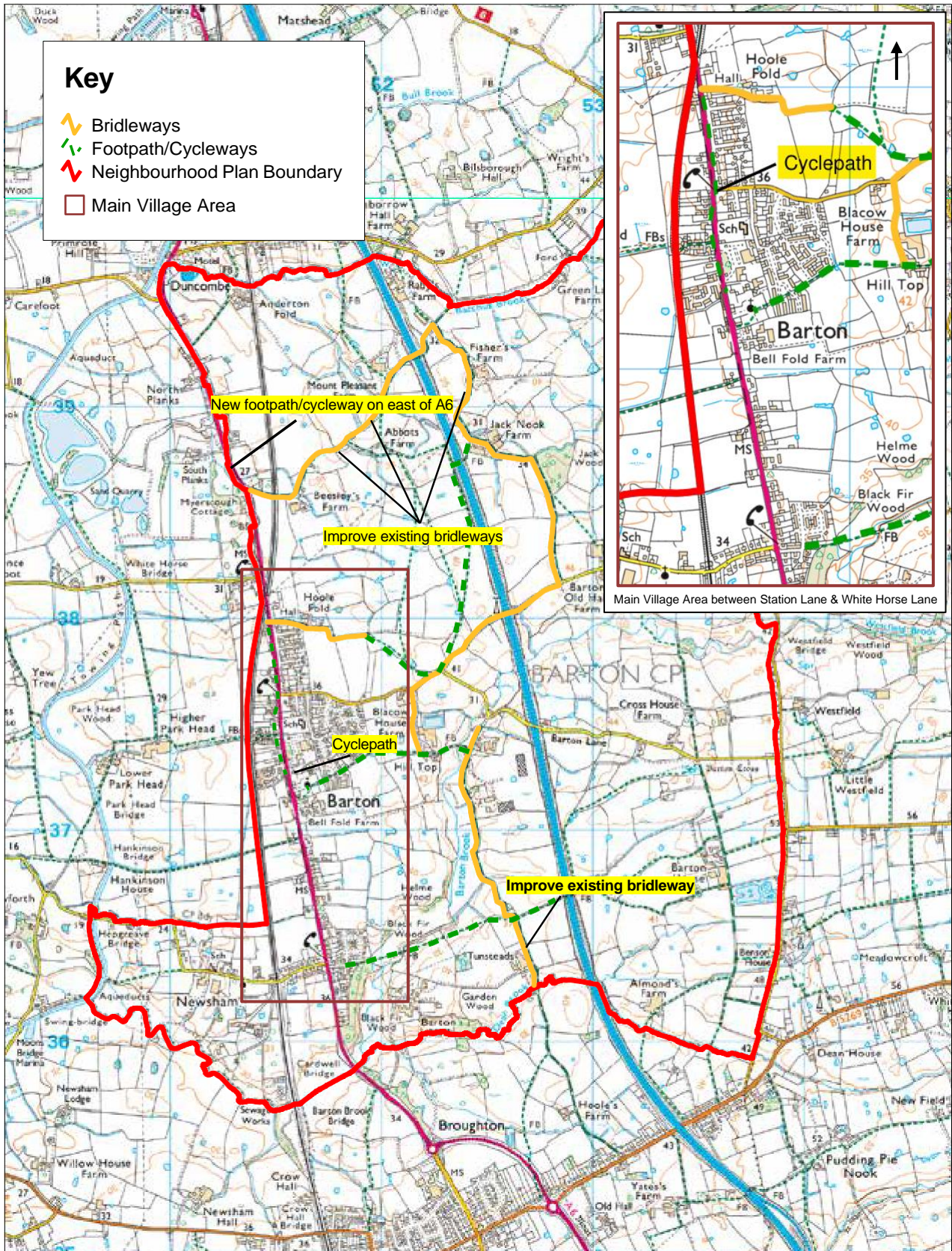
7.11 Better facilities for walking, cycling and improved public transport, allied to shared transport, can reduce the number of private car journeys both within and out of Barton.

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

7.13 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. These matters relating to bus services are not something which can be taken forward as part of the formal Neighbourhood Plan but the Parish Council will pursue these as separate projects



Barton Connectivity Plan



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7. BNP POLICIES

POLICY BNP04 – DRAINAGE AND WATER MANAGEMENT

Development proposals will be expected to make suitable provision for surface water drainage and water management which does not exacerbate surface water flooding beyond the site and takes all opportunities to provide a betterment. Developers should adhere to the hierarchy of drainage options stipulated in paragraph 056 of the PPG or any future revisions to it. In determining proposals the following will be assessed:

- 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 056 of the Planning Practice Guidance (PPG) and paragraph 169 of the NPPF or future versions of these documents.
- b) New developments should ensure that existing features of value in relation to drainage such hedgerows, trees and verges are retained and where possible enhanced further with Blue – Green Infrastructure which would help to promote SUDs into high quality place making 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. A construction drainage management plan will also be required to be submitted for all major developments and for minor developments where surface water flooding is an issue. 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.

7. BNP POLICIES

Opportunities for the inclusion of treatment trains, biodiversity net gain and blue-green infrastructure in the design of Sustainable Drainage Systems (SuDS) should be explored.

- e) All new developments to achieve greenfield runoff values in accordance with DEFRA Technical Standards for Sustainable Drainage systems;
- 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.
- j) 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.
- k) In addition to the above requirements of development proposals Barton Parish Council will:
 - i) Work proactively with Lancashire County Council and statutory undertakers to achieve action where drainage problems are the consequence of damage to public drainage infrastructure.
 - ii) 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.

<https://www.unitedutilities.com/builders-developers/larger-developments/wastewater/sustainable-drainage-systems/>

7. BNP POLICIES

Background / Justification

7.14 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.

7.15 Whilst the majority of BNP 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.

7.16 In planning terms, the relevant Local Plan policies Preston Local Plan (2012 – 2026), Central Lancashire Core Strategy (2010-2026), Wyre Local Plan (2011-2031) 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) and United Utilities on the latest national policies, technical guidance and best practice.

7. BNP POLICIES

The Provision of Housing in Barton

7.17 As the BNP boundary takes in part of Wyre BC, then the housing position and relevant planning policies from Wyre must be considered alongside those of Preston City Council.

Wyre BC - housing position and current allocations

- 7.18 This BNP document is supported by a full policy assessment document which is available on the parish council website. The report shows that within Wyre BC 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 (up to 39 dwellings which has previously been withdrawn).
- 7.19 Wyre BC 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.
- 7.20 Wyre BC submitted its Local Plan Partial Update to Government for Examination in April 2022. The Examination hearing sessions closed on 28 September and following a six week public consultation on the main modifications the Inspector’s final report was received in late 2022. The Partial Update was adopted by the Full Council in January 2023.
- 7.21 The current policies in the Wyre Local Plan (2011 – 2031) that have been superseded by the adopted Wyre Local Plan (2011-2031) (incorporating partial update of 2022) and that are relevant to Barton Parish include: SP1 Development Strategy; SP4 Countryside Areas; HP1 Housing Land Supply; HP3 Affordable Housing, HP4 Rural Exceptions. All other policies and site allocations remain unchanged.
- 7.22 The Inspector considered all the evidence presented to the examination and in respect of housing supply concluded that to ensure the Plan is positively prepared and consistent with national policy, a backdated requirement of 479 dwellings per annum should be factored into the housing requirement calculations between 2011 and 2018/19 and the standard method figure of 296 dwellings per annum employed from 2019/20 onwards.
- 7.23 The five year housing land supply calculation has been modified to reflect this recommendation and establishes an updated deliverable housing land supply position of 10.63 years at base date 31 March 2022.

Preston City Council - housing position and current allocations

7. BNP POLICIES

- 7.24 As allocated in Preston's Local Plan, there was one housing site within Barton HS1, off Forest Grove which has since been built out with 62 units. The other sites which have come forward within the NP are set out in appendix 1.
- 7.25 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 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.
- 7.26 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.
- 7.27 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.
- 7.28 In determining the appeals the Inspector observed that:
- (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.
 - (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.
- 7.29 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.

7. BNP POLICIES



- 7.30 Consequently, the Council considers that the most appropriate figure to use in assessing housing land supply is the local housing need figure of 279 dwellings per annum and not the Core Strategy Policy 4(a) figure.
- 7.31 The housing allocations in Barton (make an appropriate contribution to meeting the identified housing needs in both Council areas (Preston City and Wyre) and as such the BNP does not propose any housing site allocations. Instead, through Policy BNP05, it will support the development of small sites within the settlement boundaries which are close to and can be served by infrastructure and facilities.

7. BNP POLICIES

POLICY BNP05 – NEW HOUSING IN BARTON

Within Barton new housing development will be supported when it is within the development boundaries for the village defined in the Preston Local Plan and Wyre Local Plan. (See Figure 2).

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 all of the following criteria a) to k):

- 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 supported by capacity in physical and social infrastructure and appropriately located to allow access to 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 ‘pepper-potted’ around the development and should have equal space standards, parking and garden space to that provided in market housing;
- h) Encourage 1 and 2 bedroom properties for the elderly to be able to downsize whilst staying within the village;

7. BNP POLICIES

- i) Not exceed 2.5 storeys in height;
- j) Opportunities are created, by applying the principles of Sport England's Active Design Guidance (or any successor document), in new housing, to enable healthy lifestyles and communities;
- k) 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 or otherwise 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. BNP POLICIES

Background / Justification

- 7.32 Paragraph 126 of the NPPF is clear in the Government’s aim to create ‘high quality, beautiful and sustainable buildings and spaces’. This is echoed in local plan policies at PCC Local Plan (EN9 Design of New Development) and Central Lancashire Core Strategy (Design Guide SPD and policy 17 Design of New Buildings). The relevant policies in the Wyre Local Plan being CDMP3 Design. Whilst this suite of policies supports and champions good design, it was important for the BNP to contain policy direction of its own, especially the importance of designing new homes that respect its rural character.
- 7.33 Early consultation on the BNP raised concerns over the volume and speed of traffic through the village. This informed one of the key objectives of the BNP with the enhancement of transport links with safe traffic management and connectivity through the village. As the village is linear in nature, the parish needs safe and accessible pedestrian links through and out of the new housing developments. See linking Policy BNPO3 Active Travel.
- 7.34 Barton is a rural village and whilst the majority of housing is concentrated on and off the A6, there is a strong connection to the surrounding open countryside. The NP designated area lies within National Character Areas (NCA) 32 and 33. NCA 32 marks the Lancashire and Amounderness Plain which stretches east to Morcombe Bay. This area consists of low lying landscape types, lowland farming and productive coastal plains in contrast to NCA 33 Bowland Fringe and Pendle Hill. Glimpses of the Bowland Fells can be viewed from the NP area from locations such as Jepps Lane, and serves as a reminder of the wider rural landscape and the importance this has to Barton.
- 7.35 An appropriate level of new housing in the form of smaller windfall sites is important for the village. This needs to be balanced with the resources to public providers of infrastructure which are already under pressure and it is important that the most effective use is made of those resources available. For example, earlier consultation responses identified a lack of a convenience store as being a weakness and access to medical facilities.
- 7.36 Paragraph 45 of National Planning Practice Guidance allows neighbourhood plans the scope to consider what infrastructure needs to be provided in their neighbourhood area. This element of Policy BNPO5 seeks to ensure that where additional infrastructure is needed to enable sustainable development to take place in Barton, it is identified and incorporated in proposals. To meet current and future emerging demands, the Parish Council, working with PCC and WBC and other partners, are keen to ensure that there is a strategic approach to commissioning new services and facilities for Barton. Reference will be made to PCC and WBC Infrastructure Delivery Schedules as appropriate.
- 7.37 New housing developments should offer a range of housing sizes, types, and tenures to meet identified local needs, including provision for vulnerable communities such as older people and people with disabilities.

7. BNP POLICIES

Developers should engage with PCC and WBC at an early stage to establish the most up to date evidence base documents regarding Housing Need and to address what is required in developing future applications.

- 7.38 Barton recognises the importance of not only creating a mix of type of properties but also tenures with a proportion of affordable housing where required. It is key that affordable units are located evenly around a site (i.e. not all clustered together) and should not be distinguishable from any of the market houses in terms of materials or architectural style.
- 7.39 There is a greater proportion of larger 3 and 4 + bedroom homes in the village, but there is a recognised older population who wish to have the option of staying within the village and being able to downsize. This was recognised in the early work on the NP in the form of a detailed questionnaire in 2019 which reported that there should be a choice for existing residents to downsize and stay in the village.
- 7.40 Barton is a rural settlement, and its sense of place and character is influenced by its surrounding open countryside. Whilst the BNP recognises the need for effective use of land, it is important that the surrounding context is reflected in the design of new dwellings. For this reason it is important for the village that no development exceeds 2.5 storeys. It is considered that anything greater than this will be much too urban and would not be sensitive to and respect the rural character.
- 7.41 Home Quality Mark (HQM) helps house builders to demonstrate the high quality of their homes and to differentiate them in the marketplace. At the same time, it gives householders the confidence that the new homes they are choosing to buy, or rent are well designed and built, and cost effective to run. HQM are based on the latest scientific research into issues such as energy and water efficiency, effective insulation, noise reduction, lighting and air quality and the wellbeing of occupants, along with wider environmental issues such as climate change and carbon reduction.
- 7.42 It is important for the village that the any new housing development is sustainable and is built to the highest possible standards and it is considered that the HQM would be beneficial to future housing schemes in the village.
- 7.43 Sport England's Active Design focuses on increasing physical activity throughout the built and natural environment supporting physical activity and enabling people to build long term active habits and behaviours. The Design focuses on 10 key principles, and these link to local and national planning policies and are referred to in Policy BNP05.
- 7.44 One of the key objectives of the BNP is the promotion of health and well being within the village by encouraging greater health care provision and outdoor exercise, including sports facilities and activities for all ages. Other objectives such as enhancement of transport links and promotion of open spaces play a key role in achieving this part of the housing policy requirement. See linking policies BNP 01, 02 and 03 which all seek to improve and enhance safe connecting routes within the village.

7. BNP POLICIES

POLICY BNP06 – 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 BNP area.

All forms of development outside the main settlement boundary and within an Area of Separation will also 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

- 7.45 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.**
- 7.46 The nature of Barton as a linear village means that the pressures for development are largely to the north and to the south. The Parish Council and the community are concerned that these pressures if continued will result in further change to Barton's character and erosion of its sense of place and inevitably, if unchecked, result in the coalescence of 3 villages and the loss of countryside setting between each of them.
- 7.47 Whilst the BNP Steering Group are well aware of the existing Preston Local Plan Policy EN1 controlling development in the countryside it is considered that a complementary policy is required relative to Barton which will work with Policy EN1 to specifically safeguard against coalescence between Barton and Broughton to the south and Barton and Bilsborrow to the north.
- 7.48 The policy applies to a northern and southern Area of Separation. The original proposed Areas have been subject to several changes over the course of preparing the Plan.

7. BNP POLICIES



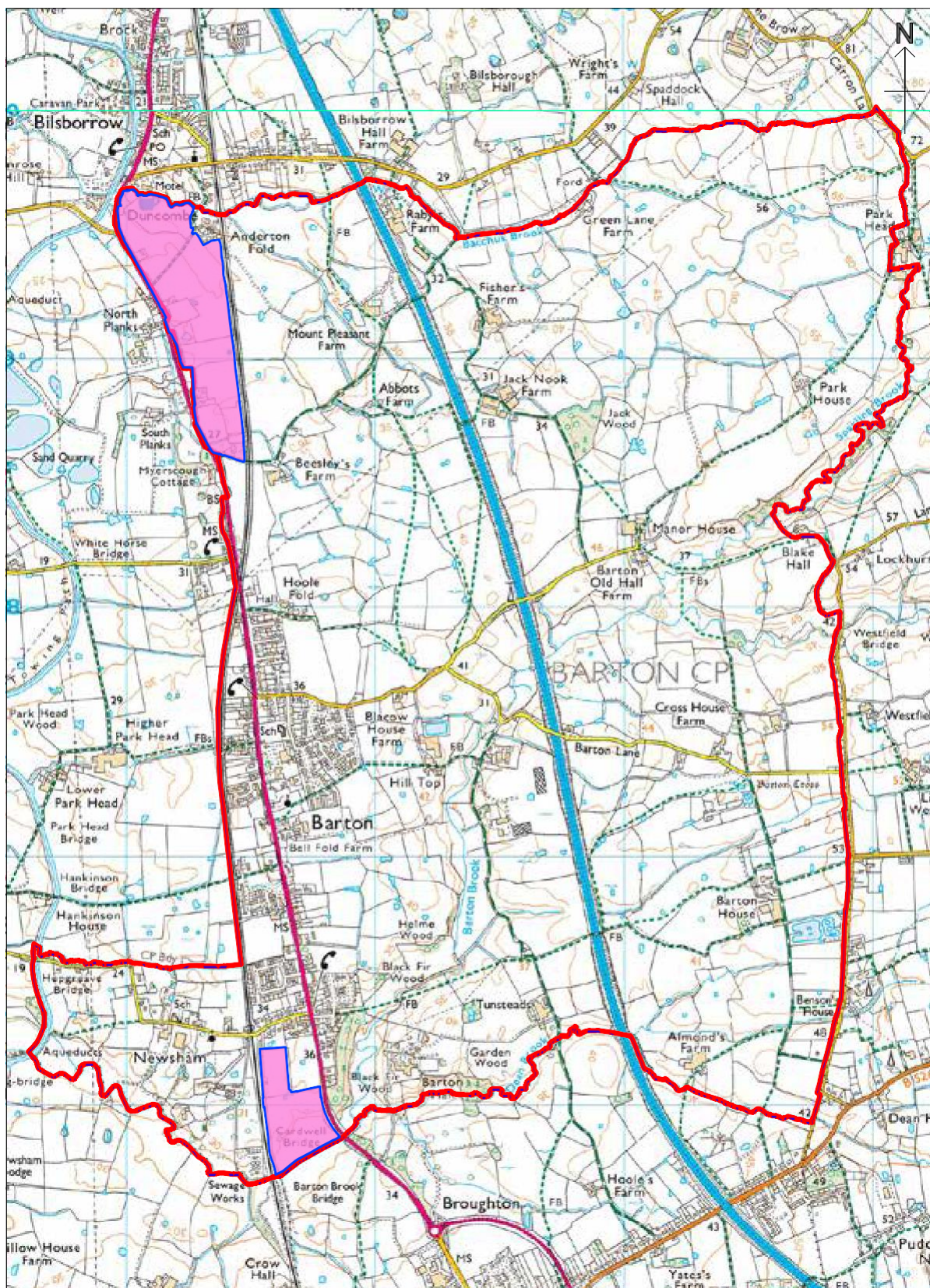
7.49 Northern Area

At the pre-submission draft stage of the plan the Northern Area of Separation extended from the M6 in the east across to the A6. However, as a result of consultation and the fact that the area between the M6 and the West Coast mainline was considered to be largely landlocked it was considered appropriate to reduce the area further, focussing on the land from the A6 east to the line of the West Coast Mainline as the area where development would most likely result in coalescence with Bilsborrow and a consequent erosion of the character of Barton as an independent settlement in its countryside setting.

7.50 Southern Area

At the Pre-Submission Draft stage of the Plan the southern Area of Separation extended across the southern boundary of the neighbourhood area east and west of the A6 and as far east as the M6. As a result of consultation, it was considered appropriate to further reduce the southern area given that a large section east of the A6 was occupied by Barton Hall. The protection afforded by the Area of Separation could limit the potential for Barton Hall's expansion as an existing employment site and prevent it from growing and developing as a local business which would be contrary to the objectives of the neighbourhood plan. As the topography and physical features of Barton Brook and Black Fir Wood constrain the land immediately east of the A6 it was decided to limit the Area of Separation to the west side of the A6 where again development was more likely to result in further coalescence with Broughton.

Areas of Separation for BNP Area



- Area of Separation
- BNP Area



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Figure 8. Area of Separation Plan

7. BNP POLICIES



POLICY BNP07– SUPPORTING BUSINESSES

1. The expansion of existing businesses and new business development within the BNP area will be supported where the proposal conforms with national guidance and local policies and specifically:
 - 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 a 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. BNP POLICIES

Background / Justification

7.51 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.

7.52 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

7.53 Supporting the future of these businesses is important for the sustainability of the neighbourhood plan area as well as attracting new businesses. Policy BNP07 sets out the basis on which development will be acceptable and in particular the need for workable access arrangements, that the relationship to neighbouring uses has been carefully considered and that the scale and design reflects the surrounding context.

7.54 To assist in supporting new and existing businesses in the neighbourhood area Barton Parish Council proposes to set up a register of businesses within a Barton Community Hub to allow greater visibility to business and the local economy and provide networking potential in the neighbourhood area.

8. MONITORING & REVIEW

8.1 Barton Parish Council will regularly monitor progress in implementing the BNP. 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. In carrying out any review of the neighbourhood plan Barton Parish Council will follow the regulations and advice relating to the review of neighbourhood plans applicable at the time.



APPENDICES

Appendix 1 – Recent planning approvals within the BNP 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 (Outline)	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 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
19/01020/REM MAJ & 21/00554/FUL	Land off Garstang Road, Barton, PR3 5DQ,	74 (Wyre)	Approved 20/01/20 & 10/02/22. Development commenced.
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
18/00746/REM MAJ	Land to the Rear Of Shepherds Farm 771 Garstang Road Barton	34 (Wyre)	Approved 21.11.18. Technical commencement made.
06/2013/0837 RM 06/2012/0823 Outline	Land off Forest Grove	65	Approved Appeal allowed 13/8/13
18/00926/FUL and 19/00770/FUL	Shepherds Farm, 771 Garstang Road, Bilsborrow	1	Approved 14/11/18 and 17/09/19. Sub division of single dwelling to 2 dwellings (net gain of 1 dwelling). 19/00770/FUL Completed in 2020.

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 (2011 - 31) (incorporating partial update of 2022) and any future adopted Local Plan which may replace these, 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 Infrastructure - A network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity.

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..

BARTON GLOSSARY OF TERMS

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.

Local Lead Flood Authority - Prepares and maintains 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 Barton this is Preston City Council and Wyre Borough 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 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).

BARTON GLOSSARY OF TERMS

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

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, environmental 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.

