

Boyes Farm, D'urton Lane, Broughton, Preston, PR3 5LE
Public Consultation
Frequently Asked Questions

1. What is the purpose of this consultation?

Hourigan Planning is preparing a full planning application on behalf of Wain Homes (North West) Ltd. in relation to a proposed residential development on land at Boyes Farm, D'urton Lane, Broughton, Preston, PR3 5LE (hereafter referred to as the site). The site is identified below and forms part of the North West Preston Master Plan area, a significant strategic site to the south of the M55, that envisages the delivery of 5,322 new homes.



General Site Location (Outlined In Red).

The site location can also be viewed on Google Maps at the following link:

<https://maps.app.goo.gl/P2Tesm7t5ynbwhD19>

We are now undertaking a consultation exercise on the draft proposals to invite elected representatives, businesses, neighbours and local stakeholders to engage in the process prior to a formal full planning application being submitted.

Comments received will be used to inform and refine the full planning application before it is submitted to Preston City Council.

When the full planning application has been submitted, the Council will notify surrounding residents and other interested parties as part of their own statutory consultation process and therefore there will be a further opportunity to submit comments on the proposals directly to the Council.

2. Who is the Applicant?

The applicant is Wain Homes (North West) Ltd. an established housebuilder that is very active in the Preston and North West of England. Notably, they have existing developments in Broughton namely a recently started development off Whittingham Lane (known as “The Lawns”) for 44 dwellings (Planning Ref. 06/2022/0018) and an adjoining development off Garstang Road (known as “Pinfold Manor”) which is at an advanced stage for 129 dwellings (Planning Ref. 06/2017/0097). Further details about Wain Homes (North West) Ltd. and their developments in Preston can be found by clicking on the below link:

<https://www.wainhomes.co.uk/locations/preston/>

3. What will be the description of development?

It is intended to bring the proposals forward as a full planning application and it is anticipated that the description of development will be as follows:

"Demolition of all buildings and the erection of 137 no. dwellings (30% affordable) including the provision of open space, landscaping and associated works."

4. What are the key components of the scheme?

PROPOSED MIX AND TENURE

The scheme comprises a total of 137 no. dwellings, and this includes the provision of 30% affordable dwellings.

The proposal comprises a mix of traditional house types and two blocks of apartments as follows:

Beds	Qty	%
1 bed	18	13%
2 bed	20	15%
3 bed	81	59%
4 bed	18	13%
	137	100%

The affordable dwellings will comprise a mix of tenures.

DENSITY

The density of the proposed development is 26 dwellings per hectare (gross) and 45 dwellings per hectare (net) although it must be noted that the scheme includes a generous amount of Public Open Space (POS) equating to 1.73 hectares of the 5.22 hectare site area. Public open space therefore accounts for 33% of the site area.

CAR PARKING PROVISION

A minimum of 2 car parking spaces would be provided for dwellings that have 2 bedrooms or more and 1 space would be provided for the 1 bedroom apartments.

ACCESS

The access strategy proposes vehicular and pedestrian access through the new Laurus Homes development to the west via Canon Close. An additional pedestrian access is also intended via the existing track which leads onto D'urton Lane to the south.

LAYOUT

The draft layout follows the principles of the Laurus Homes development to the south and west of the site. Each of the dwellings will be given private front and rear garden space, with private car parking spaces.

Areas of open space are located around the boundaries of the site, and this allows for a buffer to the motorway to the east. A noise barrier will be provided at the boundary with the motorway (details TBC) and the layout shows dwellings fronting the motorway which will also help mitigate noise transference across the wider site (dwellings fronting the motorway will also have specific acoustic protection measures fitted to the dwellings themselves where necessary). A large area of open space is shown to the north west of the site. The total amount of open space proposed as noted above is 1.69 hectares which helps to soften the visual impact of development from the motorway whilst providing opportunities for biodiversity enhancements etc.

EXTERNAL APPEARANCE

It is envisaged that the external materials will follow the design cues from the surrounding area and will compliment the local vernacular. A Design and Access Statement will be submitted with the full planning application that will demonstrate how the proposals are acceptable in terms of character and design.

SURFACE WATER

A Flood Risk Assessment and Drainage Strategy will accompany the planning application which will demonstrate how surface water and foul water will be dealt with at the site. At this stage it is anticipated that surface water will discharge to the nearby watercourse via a SuDs system.

TREES & PLANTING

The proposals provide opportunities for new tree planting and soft landscaping as shown indicatively throughout the layout in front gardens and areas of POS all of which will be managed by a management company.

SUMMARY

In summary the proposal represents an opportunity to deliver a residential scheme on a site allocated for housing in the adopted Local Plan which would bring about significant environmental, social and economic benefits.

5. What about providing green space and biodiversity?

The Environment Act 2021 requires development proposals to deliver a statutory 10% net gain for biodiversity following a mitigation hierarchy which is focused on avoiding ecological harm.

In terms of on site initiatives, the proposals would include native species planting throughout and the Applicant will look to include additional biodiversity measures within the fabric of the built form such as bat and bird boxes and mammal holes (in the base of fencing) where appropriate within the scheme design. The proposals will achieve at least a 10% Biodiversity Net Gain (BNG) and a fully detailed BNG Assessment will be submitted with the forthcoming full planning application.

6. How will you address highway safety and impacts on the road network?

The access strategy involves vehicular access through the new Laurus Homes development to the west via Canon Close which is considered appropriate by the applicant's highways engineers. Discussions are ongoing with Lancashire County Council with regard to highways matters. It is not anticipated that there would be an unacceptable impact on highway safety, nor would the residual cumulative impacts on the road network be severe, taking into account all reasonable future scenarios (that being the test contained with national planning policy¹). These matters will be discussed further in a Transport Assessment that will accompany the application.

7. What will be done about the impact the new dwellings on local social infrastructure such as doctors and dentists?

The applicant will consider any planning obligations that arise during the course of the planning application that assists in mitigating any unacceptable impacts the development may have on social infrastructure provided they meet the CIL tests and it is viable to do so.²

8. Will there be any impacts on neighbour amenity?

It is not anticipated that there will be any impact on neighbours. The draft layout shows that generous separation distances would be retained between the new houses. It also demonstrates that the proposed development would not undermine the residential amenity of the nearest residential occupiers in the locality in terms of outlook, privacy and light.

9. What about disturbance whilst the scheme is built?

A Construction Management Plan will be submitted with the planning application which will set out various measures to limit any disturbances caused by the construction phase. The Council can control how the scheme is delivered, if considered necessary, by way of a planning condition imposed on any planning permission granted. This for example could regulate delivery and construction vehicles if necessary.

¹ Paragraph 116 of the National Planning Policy Framework.

² See also Paragraph 56 of the National Planning Policy Framework.

10. What are the benefits of the scheme?

- The proposals would develop a site allocated for housing in the Council's adopted Development Plan and would result in significant jobs and economic benefits for the area in addition environmental benefits.
- The proposals will provide policy compliant affordable housing (30%) and contribute towards the Council's affordable housing needs.
- The site is located in close proximity to the road and bus network, making it a highly sustainable site from an accessibility point of view.
- There will be at least a 10% Biodiversity Net Gain as part of the proposals.
- There are no technical reasons why the site cannot be developed in the manner proposed. The applicant has a track record of delivering similar developments in Preston and throughout the North West of England.

11. When do you intend on submitting the planning application?

We plan to submit the planning application to the Council following this consultation exercise and once we have had an opportunity to consider all comments received.

12. How can I get involved?

All of the consultation material can be found online at our website:

www.houriganplanning.com/consultations

There are a number of ways to comment on the draft proposals:

By email: hello@houriganplanning.com using "Boyes Farm" as the email subject line.

By Post: Boyes Farm Consultation, Hourigan Planning, 10th Floor Chancery Place, 50 Brown Street, Manchester, M2 2JG.

Consultation Period Closes: 21 March 2025

Please note: Comments received will be summarised and addressed in a Statement of Community Involvement to be submitted with the planning application. No personal details will be published. The local community will also have a further opportunity to comment on the scheme once a formal planning application is lodged with the Council.