

PROPOSED RESIDENTIAL DEVELOPMENT BOYES FARM, D'URTON LANE, BROUGHTON, PRESTON, PR3 5LE

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).

We are now undertaking a period of consultation on the draft proposals so that neighbours and businesses have an opportunity to engage in the process prior to a 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.



THE DRAFT SCHEME SUMMARY

- Redevelopment of the site for the provision of 137 new homes on land allocated for housing as part of the North West Preston Strategic Location as defined by the adopted Preston Local Plan.
- The provision of 30% affordable housing in accordance with the Council's policy which would help meet the Council's affordable housing needs. The affordable dwellings would be managed by a Registered Provider.
- The dwellings will be energy efficient and comply with the latest Building Regulations.
- Electric vehicle charging will be provided throughout the development.
- A generous amount of public open space is provided in the northern part of the site and around the boundaries for the benefit of existing and new residents – this accounts for 33% of the site area.
- The proposals provide opportunities to deliver biodiversity improvements and the scheme will achieve at least 10% Biodiversity Net Gain.
- The proposed external materials would complement the character of the local area.
- The development would provide new jobs in the construction phase and the supply chain.

HOW TO COMMENT

The consultation period will be open until 21 March 2025.

Further information is available to view on the Hourigan Planning website including scaled drawings and a Frequently Asked Questions Information Sheet - www.houriganplanning.com/consultations/

Please submit comments by post or email:

✉ hello@houriganplanning.com (using "Boyes Farm" as the subject line).

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

Please note: Comments received will be summarised on a topic basis in the Statement of Community Involvement which will be submitted with the forthcoming planning application. No personal details will be made public.