



## **Appendix 7. Broughton Neighbourhood Plan Centre Health Checks**



<b>Broughton</b>	
<b>ADDRESS (and Zone)</b>	Garstang Road, Whittingham Lane and Woodplumpton Lane Zone 4
<b>DESCRIPTION</b>	Broughton centre is located in the village of Broughton, approximately 6km to the north of Preston city centre. Broughton village is home to approximately 1,720 residents (2001 census). Broughton centre comprises of several units focused around the crossroads of Garstang Road, Whittingham Lane and Woodplumpton Lane.
<b>CURRENT DESIGNATION</b>	The collection of units is not designated as a centre in the Local Plan, but they are identified as a 'village centre' in the Broughton in Amounderness Neighbourhood Development Plan.

**PICTURES**

The Broughton Inn, Garstang Road



The former 'Touch of Spice' restaurant



<b>DIVERSITY OF USES</b>	<b>No.</b>	<b>COMMUNITY FACILITIES</b>	<b>TOTAL:</b>
Convenience	0 (0)	Tutoring	0 (1)
Comparison	0 (0)		
Retail Service	1 (2)		
Leisure Service	1 (1)	<b>NATIONAL OPERATORS</b>	<b>TOTAL:</b>
Financial & Business Services	0 (2)	(Texaco, Premier Stores)	0 (2)
Vacant	3 (4)		
<b>Total No. of Retail and Service Units</b>	<b>5 (9)</b>		
Other	0 (0)		

\*Note – Broughton’s petrol station (including small convenience store) has been classified as a retail service use.



<b>COMMENTS</b>	
<b>RETAILER/ LEISURE REPRESENTATION</b>	<p>Our survey identified that there were several commercial units located just outside the centre boundary – as defined by the Neighbourhood Plan – which we have taken into account in our diversity of use counts. The total, including the retail/commercial units immediately adjacent to the defined centre boundary, is shown in brackets in the diversity of use table above.</p> <p>There is one very small convenience store present in Broughton (albeit outside the defined boundary), a Premier Stores which forms part of a petrol filling station. Note that in the diversity of use table above, the Premier Stores shop and associated petrol filling station are categorised together as a single retail service facility under the GOAD classification (largely as the convenience store is ancillary to the sale of fuel).</p> <p>The centre contains no comparison retailers. There is a single unit in leisure service use, the Broughton Inn pub and restaurant. It is understood that there was another leisure service unit, the Touch of Spice restaurant, but that this has recently closed. In addition to the petrol filling station operated by Texaco, a further unit was observed to be in retail service use, the MOT servicing centre on Garstang Road. This site also previously housed a petrol filling station including a small convenience store until mid-2018, however, this has since closed.</p> <p>Two financial and business service units were observed, a building surveyor’s practice and a digital printing firm. A music school is also located in the centre adjacent to the MOT garage. A tutoring facility is located close to the centre boundary, beyond the petrol filling station on Garstang Road.</p>
<b>PEDESTRIAN ACTIVITY</b>	<p>At the time of our visit, a limited amount of pedestrian activity was observed within the centre and none of this involved interaction with the centre’s businesses. However, there were some highways and public realm improvement works taking place at the time of the survey, which may have contributed to the lack of people visiting the centre on that particular day.</p>
<b>VACANCY RATES</b>	<p>Three units within the centre’s Neighbourhood Plan defined boundary were found to be vacant at the time of our visit. This equates to a 60% vacancy rate within the centre boundary – which is evidently extremely high. When those units immediately outside the defined boundary are factored into the Broughton’s vacancy rate, this reduces to a still substantial 33%.</p> <p>It is considered that the recent opening of a new bypass to the east may have impacted negatively upon passing trade that once benefited Broughton. The bypass opened in late</p>

	<p>2017 and it is understood that all units in the centre were in use during mid-2018, with Kinders petrol filling station, a café/bar, and a restaurant closing since this time.</p> <p>It is noted that planning permission was granted in December 2018 for the change of use and extension of the former Kinders petrol filling station for a retail/restaurant unit and shop (app. ref. 06/2018/0727). A planning application for the redevelopment of former Touch of Spice restaurant site for retirement homes, an office, and shops was submitted in 2018. However, this application was refused in January 2019. Accordingly, it may be possible that the centre's high vacancy rate is a short-term problem, in lieu of existing sites being brought forward for redevelopment.</p>
<p><b>ACCESSIBILITY</b></p>	<p>The village centre is focused around a major road intersection and we note that a new bypass (the A6 James Towers Way) has recently opened which directs traffic away from the village centre coming from Preston and the M55. Residential uses immediately surround the centre, but the village has a low total population, so its catchment is limited. There are a few bus stops in the vicinity which have limited and infrequent services towards Preston, Lancaster, Garstang and Morecombe. At the time of our survey, highway and public realm improvement works were being implemented, which involve widening the pavements, adding cycle lanes, laying natural stone paving, and providing courtesy crossings.</p>
<p><b>ENVIRONMENTAL QUALITY</b></p>	<p>The environmental quality was typical of a small village centre. However, vacant units were prominently located which did impact negatively on the centre's visual qualities. There were also highways and public realm improvements works being carried out at the time of our visit, which provided a negative outlook on the day, but which will improve environmental quality upon completion and over the longer-term.</p>
<p><b>PERCEPTIONS OF SAFETY</b></p>	<p>The sense of safety was considered to be good. The centre is located at a key intersection for the village, which provides a good level of natural surveillance.</p>
<p><b>CONCLUSION</b></p>	<p>Broughton village centre provides the residents of Broughton with access to a limited number of retail and service facilities including a small convenience store (contained within a petrol filling station), which serves the basic top-up convenience needs of local residents. The centre is also a focus for commercial/business activity within the village – albeit this appears limited. The high level of vacancy in the centre and recent departure (since 2018) of several operators indicates a lack of demand from retail and service operators to locate in the centre. The opening of the bypass appears likely to have reduced pass-by vehicular trade, which has undoubtedly contributed to the closure of one of the village's petrol stations (including a small convenience store).</p>

It is evident that Broughton village centre does not currently comprise the range or mix of shops and services typically expected of a local centre. For example, there is no Post Office, stand-alone convenience store or other 'local needs' services such as a pharmacy, hairdressers or hot-food take away.

Given the very small scale of Broughton centre, which is substantially smaller than the 'local centres' defined in the Preston Local Plan, our view is that Broughton village centre sits at a lower level in the retail hierarchy than a 'local centre' and should instead be regarded as a 'neighbourhood centre'. It should be noted that under the definition of a 'Town Centre' (which describes centres more widely) in Annex 2 of the NPPF, it is highlighted that '*small parades of shops of purely neighbourhood significance*' are not to be regarded as 'centres' in the same way that town, district and local centres are.

This is not to say, however, that it wouldn't be appropriate for the Local Planning Authority to support the retention and ongoing vitality and viability of neighbourhood centres through the development of future development plan policies, or indeed via the adopted Neighbourhood Plan. DCLG guidance such as 'Parades of Shops - Towards an Understanding of Performance & Prospects' (June 2012) and 'Parades to be Proud of: Strategies to support local shops' (June 2012) emphasises that these parades provide essential opportunities for day-to-day convenience shopping and service access and make an important contribution to maintaining 'sustainable communities'.

Accordingly, whilst these centres may not have a formal standing in the local retail hierarchy in the same way that town, district and local centres do, they can still be regarded as having an important role to play in serving the day-to-day needs of local communities. Whilst it is unlikely that 'neighbourhood parades' would be considered 'centres' for the purposes of the sequential test, they could still be afforded some protection through the development plan (the Neighbourhood Plan) due to their important local role and function.

In addition, we recognise that Broughton Village centre is currently in a state of transition following the opening of Broughton village bypass in 2017, the current highway and public realm improvement works, and the proposals for the redevelopment of the former Kinders petrol filling station and former Touch of Spice restaurant site (albeit that the latter was recently refused). Reoccupation of the vacant units in the centre and future redevelopment of the former Kinders petrol filling station and Touch of Spice sites could potentially deliver a substantial improvement to the retail and service provision in the centre, and a step change in its role and function to one which is more closely aligned to a 'local centre'. It will therefore be important that the Council continues to monitor the retail and service provision in the



	<p>centre, and regularly reviews its position within the retail hierarchy if any significant redevelopment proposals for the centre come forward.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Attractive village centre which is set to benefit from highway and public realm improvement works that are currently underway.</li> </ul> <p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Limited residential catchment.</li> <li>• High level of vacancy and prominent location of vacant units.</li> </ul> <p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• Ample unit availability and central, brownfield sites capable of redevelopment.</li> <li>• Current developer interest in the redevelopment of the former Kinders petrol filling station and Touch of Spice restaurant sites to include retail/restaurant uses along with residential. This could result in a 'step change' in the role of the centre.</li> </ul> <p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Loss of daily pass-by vehicular trade associated with the opening of the A6 bypass potentially leading to further closures.</li> </ul>

## Northway

<b>ADDRESS (and Zone)</b>	Northway, Broughton Zone 4
<b>DESCRIPTION</b>	Northway centre is located in the western part of Broughton village, approximately 350m to the west of Broughton centre and 6km to the north of Preston city centre. Northway centre comprises a parade of four units on Northway.
<b>CURRENT DESIGNATION</b>	The collection of units is not designated as a centre in the Local Plan, but they are identified as a 'village centre' in the Broughton in Amounderness Neighbourhood Development Plan.

## PICTURES

Northway



Northway



DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL:
Convenience	0	Dental Surgery, Physiotherapy Centre	2
Comparison	1		
Retail Service	0		
Leisure Service	1	NATIONAL OPERATORS	TOTAL:
Financial & Business Services	0		0
Vacant	0		
<b>Total No. of Retail and Service Units</b>	<b>2</b>		
Other	2		



<b>COMMENTS</b>	
<b>RETAILER/ LEISURE REPRESENTATION</b>	Four units were observed in the centre comprising a running footwear and clothing store, a physiotherapy centre, a float centre (health club) and a dental surgery.
<b>PEDESTRIAN ACTIVITY</b>	Minimal pedestrian activity was observed given the nature and number of units present, with some users witnessed using the dental surgery.
<b>VACANCY RATES</b>	No vacant units were observed.
<b>ACCESSIBILITY</b>	The centre is located in a predominantly residential area where access on foot is considered to be relatively straightforward. There is a small parking area with approximately ten parking bays immediately east of the centre along Northway.
<b>ENVIRONMENTAL QUALITY</b>	The centre has an adequate environmental quality. The buildings were in a good condition and there was some basic landscaping observed to frame the centre.
<b>PERCEPTIONS OF SAFETY</b>	The centre is located on a residential street with residential properties immediately overlooking. These properties provide a good sense of safety and security.
<b>CONCLUSION</b>	<p>It is our view that Northway centre is not currently fulfilling a role as a 'local centre' for residents as it does not include a range or mix of shops and services commensurate with this. Whilst there is one comparison retail unit (footwear store) and a leisure service unit (float centre) present in the centre, both of these offer niche provision that does not cater for the daily retail and service needs of local residents. We therefore consider that the centre does not merit a formal designation in the Local Plan.</p> <p>As with Broughton village centre, our view of Northway is that it sits at a lower level in the retail hierarchy than a 'local centre' and should instead be regarded as a 'neighbourhood centre'. It should be noted that under the definition of a 'Town Centre' (which describes centres more widely) in Annex 2 of the NPPF, it is highlighted that 'small parades of shops of purely neighbourhood significance' are not to be regarded as 'centres' in the same way that town, district and local centres are.</p> <p>This is not to say, however, that it wouldn't be appropriate for the Local Planning Authority to support the retention and ongoing vitality and viability of neighbourhood centres through the development of future development plan policies, or indeed via the adopted Neighbourhood Plan. DCLG guidance such as 'Parades of Shops - Towards an Understanding of Performance &amp; Prospects' (June 2012) and 'Parades to be Proud of: Strategies to support local shops' (June 2012) emphasises that these parades provide essential opportunities for day-to-day convenience shopping and service access and make an important contribution to maintaining 'sustainable communities'.</p>



	<p>Accordingly, whilst these centres may not have a formal standing in the local retail hierarchy in the same way that town, district and local centres do, they can still be regarded as having an important role to play in serving the day-to-day needs of local communities. Whilst it is unlikely that 'neighbourhood parades' would be considered 'centres' for the purposes of the sequential test, they could still be afforded some protection through the development plan (the Neighbourhood Plan) due to their local role and function.</p>
<p><b>KEY ISSUES/SWOT</b></p>	<p><b>STRENGTHS</b></p> <ul style="list-style-type: none"> <li>• Accessible location within walking distance for most residents of Broughton village.</li> <li>• No vacant units.</li> </ul> <p><b>WEAKNESSES</b></p> <ul style="list-style-type: none"> <li>• Limited immediate residential catchment and no visibility from the main road.</li> <li>• Limited and primarily niche retail and leisure service offer.</li> </ul> <p><b>OPPORTUNITIES</b></p> <ul style="list-style-type: none"> <li>• For some cosmetic improvements.</li> </ul> <p><b>THREATS</b></p> <ul style="list-style-type: none"> <li>• Viability of the centre that lacks any retail and service provision to serve the day-to-day retail and service needs of local residents.</li> </ul>