



# Cassidy+ Ashton

Architecture + Building Surveying + Town Planning

SUSTAINABLE OPPORTUNITIES FOR NEW  
COMMUNITY FACILITIES WITHIN PRESTON  
RESPONSE TO CENTRAL LANCASHIRE LOCAL PLAN  
REGULATION 19 CONSULTATION

APRIL 2025

# Title: Promotional Document

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1.0

PURPOSE OF  
DOCUMENT

# Purpose of Document

*To support the vision of the Central Lancashire Local Plan in providing sustainable development through the identification of potential future allocation sites for new community facilities comprising cemeteries / burial grounds and community halls within the borough of Preston.*

*Allocation of these sites would increase the amount and type of community facilities within Preston, to supplement existing provision which will quickly be at capacity and for which there is local need.*

*Any development of these sites would require consideration of the existing environmental features and a commitment to enhancing and protecting these designations. In this respect, cemeteries have a low environmental impact and are generally maintained to a very high standard, thus being regarded as high-quality public spaces, whilst other community facilities may consider appropriate landscaping or visitor gardens to provide environmental benefits.*

*The sites identified are considered wholly appropriate for the uses proposed and will be considered further through this statement.*

# Representation Sites



Figure 1: Site Location (Source: Google Maps)

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INTRODUCTION

2.0

# Introduction to Proposals

A new Local Plan for the three authorities of Preston, Chorley and South Ribble has been prepared to cover the period to 2041. It is intended for this document to provide a robust strategy to attract new investment whilst continuing to protect the unique characteristics of the area and to deliver sustainable development.

An initial Issues and Options Consultation Paper was published in November 2019 which set out the Council's vision for the Plan period. The Preferred Options Document was then published in early 2023 and a version of this Promotional Document was prepared and submitted to the consultation to present details of opportunities for land to be allocated as cemeteries / burial grounds and community halls, to support further site assessment.

The Publication Draft version has now been prepared and is subject to consultation.

Under the current Preston Local Plan, there are no allocations for cemeteries / burial grounds and limited community facilities. Only one allocation for new community facilities is made within this Plan, pertaining to a site in Grimsargh for health provisions.

The remainder of this document will therefore seek to outline the proposed sites and illustrate how these could be developed to meet local demand in the long-term for functional and respectful burial space and community facilities whilst incorporating environmental credentials sympathetic to the site to meet these local requirements.

Cemeteries and crematoria and community facilities are addressed within the Publication Local Plan under Policies HC3 and HC7.

In respect of community facilities (Policy HC3), the Council's will seek to ensure residents have good access to community facilities, with proposals to be supported where they will be: located within a town, district or local centre or identified within a masterplan for an allocated site, or, necessary to meet a demonstrable local need; and, accessible by active travel and / or public transport.

For cemeteries and crematoria, HC7 states that extensions to the council's existing burial grounds will be preferred. However, Criteria 4 of the policy states that where forecasted capacity requirements cannot be met through extensions, new burial and / or cremation sites will be supported where proposals comply with the following criteria:

- They meet the requirements of the various faith groups or the wider community within the plan area
- They appropriately respond to potential flood risk and air and water pollution issues through incorporating mitigation measures and where proposals are located outside of a groundwater source protection zone

- They are appropriately located and are accessible by means of public transport, walking and cycling; and
- They consider landscape integration and do not compromise the openness or visual amenity of the area

The sites set out within this document are considered to be ready and available and through allocation would support long-term provision of these types of facilities for Preston across the plan period. The only existing burial site identified for expansion is Preston Cemetery and Crematorium at Red Scar, to the east of Preston. As such, there is considered to be a lack of provision identified currently for residents in north Preston.

3.0

SITE CONTEXT &  
CHARACTERISTICS

# Context of Preston

The city of Preston is located centrally within Lancashire.

The population of Preston, as per the Census 2021 is 147,800, having increased by 5.4% from 2011.

The Open Space Assessment Report, prepared by Knight, Kavanagh and Page and published in February 2019, to support the preparation of the Local Plan, identified 42 no. sites classified as cemeteries / churchyards in Central Lancashire, however, only 5 no. are located in Preston. The sites identified within Preston are as follows and together they comprise 38.83ha of land:

- St Lawrence's Church, Barton
- Church Lane Cemetery
- St Annes Church Cemetery
- Preston Crematorium
- Ribbleton / Farringdon Park Cemetery

Of these, Ribbleton / Farringdon Park Cemetery is significantly larger than the others.

This representation identifies four potential sites for new cemeteries and community facilities within the borough of Preston. The sites are as follows and will now be considered in turn:

1. Land to west of A6 Garstang Road
2. Land at D'Urton Lane
3. Land at D'Urton Lane / east of James Towers Way with site of approved place of worship directly to the south
4. Land by Ambulance Station, Broughton



Figure 2: Allocation Site Locations (Source: Google Maps)

# Site 1 - Land to West of A6 Garstang Road

This representation site lies directly west of the A6 Garstang Road, north of the built-up area of Broughton.

To the south sits Broughton and to the north lies Barton, the allocation of the site would support the continued separation of these two villages and provide a suitable parkland-led setting between the two.

The total land area associated with the representation site equates to approximately c. 20 ha, comprising of agricultural fields with hedgerows providing delineation and some scattered trees.

There is a large farm complex, Helms Farm, situated to the south-east of the site with residential properties beyond, whilst the A6 and Broughton Bypass provide a hard boundary to the east. To the west and north sit Barton Brook and the west coast railway line.

The site sits primarily within Flood Zone 1, although the northern extreme of the site, adjacent Barton Brook, is within Zones 2 and 3.

The site is well connected to Broughton village with access available onto the site from the A6, as well as there being a public footpath, 6-3-FP27, running north-south along the western boundary, connecting the A6 in the north, to Woodplumpton Road in the south.



Figure 3: Plan of existing Spatial Constraints  
(Source: Cassidy + Ashton)





Figure 4: Flood Zones (Source: Gov.uk)



-  Representation Site
-  Tree Preservation Order

Figure 5: Plan of Tree Preservation Orders (Source: Cassidy + Ashton)

Part of the Guild Wheel route runs to the south of Broughton High School, approximately 500m south of the representation site. The Guild Wheel circular route provides walking and cycling access across 21 miles around Preston, providing excellent connectivity via sustainable means to the rest of the city.

There are bus stops directly adjacent to the site on the A6. The northbound stop is served by frequent routes to Lancaster City Centre and Morecambe, whilst the southbound stop is served by routes to Preston city centre.

A number of trees across the site are subject to the following Tree Preservation Order:

TPO/1951/0001 – with the following individual trees protected T16, 18, 19, 20, 22, 23, 25, 26, 27, 28, 29, 30, 31, 33, 34, and one group of trees G9

Given this, it is expected that their retention would be managed as part of any development of the site with a thorough arboricultural assessment to be undertaken.

# Site 2 - Land at D'Urton Lane



Figure 6: Plan of existing Spatial Constraints  
(Source: Cassidy + Ashton)

- Representation Site
- Surrounding Constraints
- Highway Network
- Secondary Road
- Public Right of Way
- Cycle Route
- Preston Guild Wheel
- Bus Route
- Bus Stop

The representation site lies either side of D'Urton Lane, on the eastern side of the M6 motorway.

The total land area associated with the representation site equates to c. 27ha consisting of agricultural fields with significant tree planting and hedgerows along its boundaries, albeit none are protected under TPO's. There are also a number of ponds across the site which may present opportunities for ecological enhancement.

The wider area comprises scattered residential dwellings and farms, with D'Urton Lane providing access to north Preston to the west and Houghton Green Lane providing access to Longridge to the east.

The site sits predominantly within Flood Zone 1 with a small area within Flood Zone 2 and 3 where it sits alongside Moss Leach Brook.

Part of the Guild Wheel route runs to the west of the site, along D'Urton Lane before travelling southwards down Midgery Lane c. 500m away from the representation site. Thus enabling access to the site via bike from across north Preston.

The site is part of an extensive woodland ecological network and is part of the corridor component as opposed to the core.

The development of an ecological network as a conservation strategy is intended to maintain the function of the ecosystem in order to support the conservation of species and habitats while also promoting land management strategies that limit the impacts of human activities on biodiversity. Therefore, opportunities for ecological protection and enhancement would need to be considered as part of any development of this site.

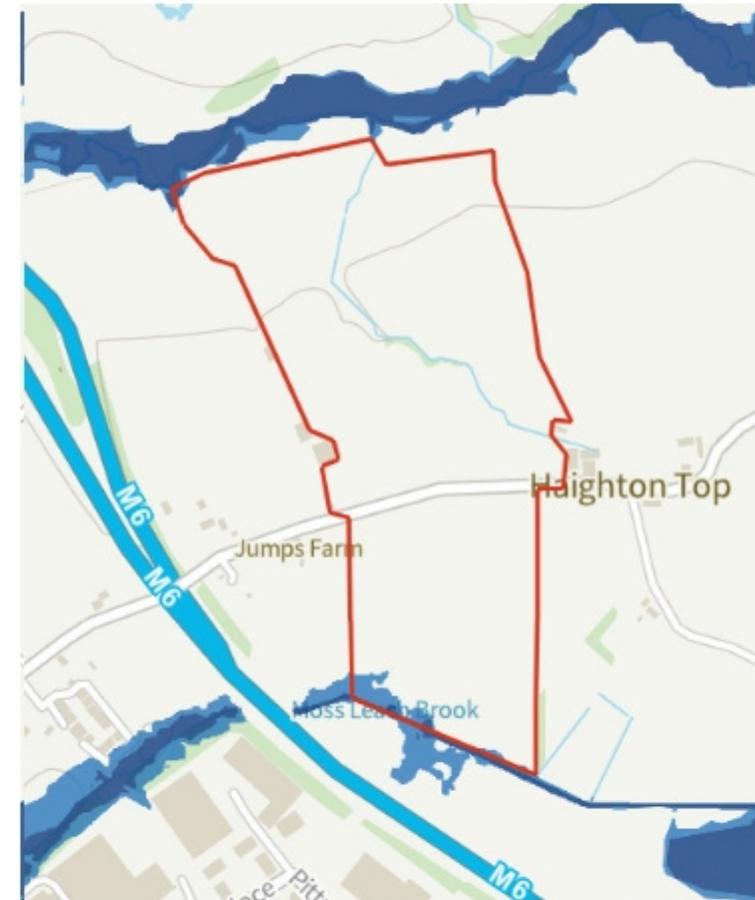


Figure 7: Flood Zones (Source: Gov.uk)



Figure 8: Plan of existing Local Policy Designations and Allocations (Source: Cassidy + Ashton)

-  Representation Site
-  Residential Area
-  Areas of Separation
-  Housing Sites Allocation Area
-  Employment Site Allocation Area
-  Existing Employment Site
-  Green Infrastructure
-  Open Countryside
-  Highway Network



Figure 9: Plan of Ecological Networks (Source: Cassidy + Ashton)

-  Representation Site
-  Grassland Ecological Network
-  Woodland Ecological Network
-  Highway Network

# Site 3 - Land at D'Urton Lane/East of James Towers Way

This site sits on the north side of D'Urton Lane, to the south of James Towers Way and north of the M55.

The total land area associated with the site equates to c. 0.54ha comprising of land and buildings associated with Church Hill Farm. The site has recently had planning consent refused for residential development (application ref: 06/2021/0565).

There is small scale residential development in the immediate vicinity, with James Towers Way (the A6 bypass), providing a hard border to the north and west and D'Urton Lane to the south.

The site is well connected to both Broughton village and the urban area of north Preston, via the A6. The Guild Wheel also passes by the site, along D'Urton Lane, making it an ideal site for a community facility to serve the local population.

Land south of D'Urton Lane has recently been granted outline planning permission for a place of worship following a public inquiry (application ref: 06/2021/0431). Any allocation of the Site to the north for community use could support this facility.



- Representation Site
- Surrounding Constrai
- Listed Buildings
- Secondary Road
- Highway Network
- Bus Route
- Public Right of Way
- Cycling Route
- Preston Guild Wheel
- B Bus Stop

Figure 10: Plan of Surrounding Constraints  
(Source: Cassidy + Ashton)



Figure 11: Plan of Ecological Networks  
(Source: Cassidy + Ashton)

- Representation Site
- Existing Woodland
- Wildlife Corridor
- Grassland Ecological Network
- Woodland Ecological Network
- Highway Network

Environmentally, a Tree Preservation Order protects trees in the east of the site (ref: TPO/1973/003), whilst the entire site is covered by the Lancashire Grassland Ecological Network designation. The site is also a part of a mineral safeguarding area.

The majority of the site sits within Flood Zone 1, although a small proportion to the north, adjacent to the bypass lies within Flood Zone 2.



Figure 12: Flood Zones (Source: Gov.uk)

# Site 4 - Land by Ambulance Station, Broughton

This representation site lies to the west of the A6, by the ambulance station at Broughton.

The total land area associated with the site equates to c. 30ha comprising agricultural fields. There are mature tree lines adjacent to the road side, field boundaries and around the buildings and hardstanding associated with the ambulance station.

A tree preservation order covers the site, reference TPO/1950/0005, protecting the following specimens, trees 1-23, woodland 1-3 and groups 1-4.

The site is primarily within Flood Zone 1 but where the site meets Blundel Brook, land either side does lie within Flood Zone 2 and 3.

The Guild Wheel route runs along the A6 Garstang Road, directly east of the site and there are bus stops along the road providing services to Preston and Lancaster.

The site is a part of the Lancashire Woodland Ecological Network.



- Representation Site
- Surrounding Constraints
- Highway Network
- Secondary Road
- Bus Route
- Preston Guild Wheel
- Public Footpath
- Cycling Route
- B Bus Stop

Figure 13: Plan of Surrounding Constraints  
(Source: Cassidy + Ashton)



Figure 14: Plan of existing Policy Designations  
(Source: Cassidy + Ashton)

-  Representation Site
-  Green Infrastructure
-  Landfill Consultation Zone
-  Open Countryside
-  Area of Separation



Figure 15: Plan of Environmental Constraints  
(Source: Cassidy + Ashton)

-  Representation Site
-  Existing Woodland
-  Wildlife Corridor
-  Grassland Ecological Network
-  Woodland Ecological Network
-  Tree Preservation Order
-  Highway Network



Figure 16: Flood Zones (Source: Gov.uk)

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PLANNING POLICY  
CONTEXT

4.0

# Development Plan

The current Development Plan is comprised of the Preston Local Plan 2012-26 (Site Allocations and Development Management Policies DPD) and the Central Lancashire Core Strategy, with the City Centre Area Action Plan covering the city centre. The Inner East Preston Neighbourhood Plan and Broughton in Amounderness Neighbourhood Plan also apply in those locations and therefore the Broughton in Amounderness Plan is relevant to these sites as all are located within its area boundary.

Preston Council, alongside South Ribble and Chorley Council's, has prepared a Publication Version Local Plan which seeks to set out a strategy by which new investment can be attracted whilst protecting the unique characteristics of the area, to deliver sustainable development and will supersede the current Development Plan. This representation document provides our response to this Plan with respect to the allocation of community facilities.

The most recently publicised update on the preparation of the Local Plan, given to the Central Lancashire Strategic Planning Joint Advisory Committee in September 2022, stated that work is progressing to develop the Preferred Options Document for Consultation with officers aiming for consultation to start later this year with the document to include draft policies and potential locations for future development.

Currently, site allocations and designations for the borough of Preston are set out on the adopted Policies Map for the Local Plan. This identifies the representation sites as being located within the open countryside, the relevant policy for which is EN1, whilst sites 2 and 4 are also located within an area of separation. The Publication Version of the Plan seeks to place site 3 also within the area of separation.

Policy EN4 concerns areas of separation stating that development will be assessed in terms of its impact upon the Area of Separation, including any harm to the effectiveness of the gap between settlements and, in particular, the degree to which the development proposed would compromise the areas function in protecting the identity and distinctiveness of settlements. These policies would be superseded by Policies EN17 and 18 in the new Local Plan but do not seek to alter the general principles of these policies.

All sites sit within the boundary of the Broughton in Amounderness Neighbourhood Plan area. This Plan was adopted in August 2018 and sets out the vision for the future of the parish up to 2026.

With regard to community facilities, the plan's vision notes the following:

- To secure a significantly enhanced range and quality of local services and community facilities, including establishing a vibrant local centre located within the heart of Broughton Village and creating other focal/meeting points for the local community.

Specifically, Policy PA6 refers to community hall provision, noting that a centrally located community hall facility for Broughton village will be secured through dual use of an existing facility or, if this proves not to be possible, through construction of a new multi-use building.

As such, the specific requirements of all relevant national and local planning policy would need to be considered as part of the planning assessment for development of any of these sites.

5.0

DESIGN  
CONSIDERATIONS

# Development Proposals

As identified within previous chapters of this representation, the Publication Local Plan only allocates extensions to existing cemeteries within Preston. Given that there are only 5 no. identified existing cemetery sites within the borough it is expected that there may be a capacity shortfall within the Plan period for this type of facility.

Due to the continued provision of new housing within north Preston which has increased the population within this area, need for additional community facilities such as cemeteries and community halls are increasing.

Therefore, the allocation of additional sites will ensure continued provision of these facilities in the future.

Whilst it is understood that the primary form of funerary rite in the UK is cremation, there is still a requirement to provide people with choice and it is considered that this choice will need to be available in locally accessible locations.

In order to ensure the development of these sites is undertaken appropriately, the following design objectives have been created:

- Consideration of existing environmental conditions and support local biodiversity, ecological restoration and habitat creation on site
- Protection of existing trees and wildlife and inclusion for new tree planting
- To create an attractive, accessible and ecologically diverse space for the benefit of the local community
- To provide safe and appropriate access
- Any memorials to be limited to a confirmed height to preserve the appearance of the site, set within the open countryside
- Any ancillary built facilities, such as storage or toilet provision to be appropriately designed and located
- Adequate parking provision to be incorporated to prevent over-spill onto the surrounding road networks
- Incorporation of existing features such as public rights of way
- To make most efficient use of the sites using appropriate guidelines in respect of burial plots

- To provide appropriate provision for all religious denominations and types of burial
- Review of suitable drainage strategies

In addition, any development of a community hall, would need to consider within its design, the requirements of local policy to ensure that it is appropriate.

Any development of these sites would require collaboration between land owners, developers and the local authority from an early stage.

# Concluding Details

**It is our belief that these sites would be capable of accommodating community facilities to support the long-term provision of such uses to meet the needs of local people and should be considered for allocation within the new Local Plan.**

We would like to thank the Council for their consideration of this matter.

