Wyre Borough Council Planning and Building Control

Civic Centre

Breck Road

Poulton-le-Fylde

Lancashire

FY6 7PU

October 2020

For the attention of Lucy Embery

**20/00907/FULMAJ | Erection of 39 no. dwellings with car parking, landscaping and all other associated works. | Land West Of Garstang Road Barton Preston**

Barton Parish Council wishes to make the following comments in relation to the above mentioned planning application:

**Principle of the development**

We understand that the site is already allocated in the Wyre Local Plan, site reference SA1/25 and as such the principle of development has already been agreed.

Our comments therefore relate to site layout and highways issues associated with the development proposed.

**Highways, Landscaping, design and layout and density**

We note that the site allocation within the Wyre Local Plan relates to a recommended development of up to **26 dwellings**, whereas this current application presents a much more dense development with **39 dwellings proposed**. Whilst we appreciate that these dwellings are all affordable homes, the development proposed is still a much denser site than originally proposed in the Wyre Local Plan thus affording less space per property and less open space for the development as a whole. The Quality of life for residents of this site will be affected by the reduction in space per property to enable the developer to achieve an additional 13 dwellings which is a considerable difference. We anticipate significant parking issues on site created by this increase in density.

The allocation in the local plan also states that the site should be supported by a landscape and green infrastructure framework including open space with formal and informal play and cycle connectivity where possible. There does not appear to be the provision of formal play offered at this site. The closest formal recreation/play areas to this site are at Forest Grove and Station Lane. The area identified by the developer as recreation ground opposite the site behind the village hall is infact in private ownership and not for use by parishioners or the village hall.

Play areas at Forest Grove and Station Lane are Management Company and local authority/Parish Council maintained. The local authority being Preston City Council. We would welcome the provision of a formal play area/playground at this site to serve Wyre residents as any contributions made to Wyre for open space offsite in exchange for play facilities being provided onsite here would not benefit Barton residents.

We very much welcome any contribution from the developer which is made to LCC highways, being spent on improved Cycle Provision for the residents of this estate and indeed all users of the A6. However we note the suggestion of LCC highways that a contribution of £109,200 would be sufficient for highways improvements to support the development. We would ask Wyre and LCC highways to seek a higher contribution to reflect the number of housing developments currently being constructed in our village on the Wyre side of the village which will not provide CIL funding to support infrastructure. Whilst the development is in Wyre its residents will utilise facilities already in place in the village funded by PCC and Barton Parish Council. Barton Parish Council continues to work with LCC to look at ways of improving the A6 for all users and to provide better infrastructure in the village and in the absence of CIL from this development, an increased contribution from this proposed development would enable us to work with LCC to implement key projects within our neighbourhood plan and the A6 strategy.

We welcome a scheme to upgrade adjacent bus stops to the site however we are confused by the reference to Sandy Lane contained within the LCC Highways team comments. We do not believe that improvements to Bus Stops at Sandy Lane (Higher Bartle ) have any bearing on this application or Barton so we would look to see relevant local bus stops highlighted for improvement and residents close to these bus stops informed of works that might affect them.

We note the LCC Highways comments which request the addition of further traffic refuges on the A6 close to the development site proposed. We would appreciate it if local residents to the site (including those who are Preston City Council residents) are consulted on the impact that these pedestrians refuges will have on their properties. We would also appreciate the support of LCC in ensuring that the traffic islands are cited where the road is at its widest to allow for the safe passage of both cyclists and vehicles. We would also welcome a discussion with LCC highways about the possibility of the installation of a toucan crossing at this end of the village.

A pre-application meeting with LCC highways and the applicant is much encouraged to ensure that the development brings with it maximum improvements to the highway and the Parish Council would be happy to be involved in any discussions which would help us to deliver improvements already planned and proposed within the A6 strategy and our emerging neighbourhood plan.

We note that LCC highways are of the opinion that the scheme, as presented, will have a severe impact on highway safety and capacity as detailed in the A6 Barton to Garstang Sustainable Transport Strategy recommending a refusal to the scheme unless the scheme is modified. We await the modification of the scheme in light of these comments and support the comments made by LCC and the concerns are shared by us as a parish.

Planting to the edges of the public open space areas, in our opinion, could be improved with increased tree planting especially to the rear of 867 Garstang Road. We would like every dwelling to have one tree as a minimum per property.

We welcome the additional garden space afforded to a number of properties shown in the amended site plans but encourage the planting of mature trees and hedging at the outset to mitigate the impact of the development on its surroundings. We would also encourage the use of local businesses for the sourcing of all landscaping and planting materials.

A less dense development more in line with the original site allocation proposed in the Wyre Local Plan would increase space for all residents of the development even where the site is 100% affordable. Affordable dwellings should not be of a reduced quality or offer any less quality of life for the owners and tenants than any other market value property built in the village.

The appearance of the dwellings, whilst appropriate in their setting, are as usual, the standard offer of developers building in our village. Could a more bespoke design be explored that offers a different style of property to the standard red brick?

We are unable to access documents on the Wyre website which relate to the car charging plan but assume that every property as a minimum will have a car charge point installed ?

We welcome the inclusion of cycle stores for all units and the provision of 2 parking spaces for all 2 bed + units.

The development proposes shared ownership and low cost rental houses being made available through the scheme. Where possible we would also welcome the addition of discounted housing being offered as a further option for tenure. We expect that Barton residents with a link to Wyre will be given first priority to the affordable homes proposed and we would also welcome this being broadened to Preston residents if at all possible to enable young people currently living in our village ( under the administrative boundary of PCC) the opportunity to remain within the village and to be considered for these proposed new homes.

We note the comments of the LCC Education Team which are welcomed however we disagree that a new school proposed at the Cockerham Road development would provide the required school places for this development. The school in question would be in Garstang and we would not expect residents of Barton to travel to Garstang for school provision. However that said we do hope that the two village schools and Bilsborrow primary school would accommodate children from this development.

In summary our comments as a Parish Council on this development are as follows:

* All concerns expressed by LCC highways must be addressed and mitigated until permission could be granted.
* Additional mature tree and hedge planting is encouraged and would be welcomed across the whole site
* Each property should benefit from a minimum of one mature tree
* Public Open space should include the provision of formal play equipment on site
* A higher contribution is requested from the developer to help the village and LCC deliver sustainable infrastructure improvements to the highways.
* Electric charging points should be included at every property
* Where possible solar panels should be included to each property
* A more bespoke housing design is requested
* The density of the site is too high at 39 and should better reflect the allocation within the Wyre Local Plan of 26 suggested dwellings.

Whilst the development does fall within Wyre and therefore officially within the Myerscough and Bilsborrow parish boundary, you will appreciate that it also sits very firmly within the village of Barton. We would therefore request that if possible we be added to your consultation list for all applications affecting the village of Barton.

Barton Parish Council very much views all residents of Barton as being our parishioners despite the local authority boundary under which they reside and therefore prior notice of and the opportunity to comment on applications which affect our village would be much appreciated so that we can plan through our neighbourhood plan appropriate infrastructure requirements to support our growing village.

Please do not hesitate to contact us if you require any further information.

Yours sincerely

Melissa Thorpe

Clerk and Responsible Financial Officer

Barton Parish Council