



# Crime Impact Statement

Outline planning application for the erection of up to 151 dwellings, community building and open space with associated works (access to be considered and all other matters reserved) – Cardwell Farm, Garstang Road, Barton, Preston, PR3 5DR

for Wainhomes (North West) Ltd

EP ref: 16-344

Project : 16-344  
Site address : Cardwell Farm, Garstang  
Road, Barton, Preston,  
PR3 5DR  
Client : Wainhomes (North West)  
Ltd  
Date : May 2019  
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## 1. Introduction

- 1.1 This statement supports our client's outline planning application for the erection of up to 151 dwellings on land at Cardwell Farm, Barton, Preston.
- 1.2 This Statement should read in context with the other documents submitted in support of this planning application, including the Planning, Affordable Housing, Heritage and Design and Access Statement.

## 2. The application

- 2.1 This outline planning application seeks planning permission for the erection of up to 151 dwellings (access to be considered and all other matters reserved).
- 2.2 An indicative site layout plan (MCK Architects) has been submitted that illustrates one potential option for how the site could be developed for the quantum of residential development proposed. It indicates a mix of family-sized houses with active frontages onto the public realm. The submitted illustrative layout drawing shows that the proposed dwellings would predominantly take the form of detached houses, although there would also be some blocks of terraced houses and two blocks of apartments in the interests of the overall mix of house types.
- 2.3 The site of a community hall is proposed and would be designed to provide the local community with an indoor facility which will be the focal point for the community and foster greater community spirit through the provision of sports provision, performances, meetings and rooms for hire for parties and events. The design would be based on the design note by Sport England titled "Village and Community Halls".
- 2.4 An area of public open space, including children's play equipment, would be created on the southern part of the site providing an attractive open space and area of ecological and biodiversity value. The community hall would front onto this open space immediately adjacent to the north boundary and providing good connectivity to the existing village.

## 3. Context

### Site location and description

- 3.1 The application site is predominantly located adjacent to the settlement boundaries of Barton, although the frontage of the site is located within the identified built-up area. The site is located approximately 5 miles north of Preston City Centre.
- 3.2 The site comprises six fields approximately 9.5ha in size. They comprise grassland and are enclosed by hedgerow, trees and fencing to the site boundaries. It is presently accessed via a gateway via Cardwell Farm and off the A6.
- 3.3 The site is bounded by the existing residential properties to the east of the A6 Garstang Road. This includes a housing estate known as Woodlands Way to the southern boundary and a large landscape contractors and haulage yard, known as Barton Grange Landscapes, at Cardwell Farm to the northern boundary of the Phase 1 site.
- 3.4 There are a number of services within easy and convenient walking distance of the application site (e.g. Barton St Lawrence Church of England Primary School, St Mary's and St Andrew's Catholic Primary School and Barton Village Hall). Regular and direct bus services are available along the A6, with connections to Preston city centre and smaller settlements such as Broughton, Garstang and Bilsborrow.

### Relevant planning history

- 3.5 There is an extant consent (06/2018/0238) on the site for 55 dwellings which was issued on 18th September 2018. That application was a resubmission of Application 06/2016/1207 which had been refused in July 2017 on conflict with the development plan. The resubmission was however approved following the Broughton appeal decisions which clarified that the housing land supply was significantly below 5 years; a position that remains.
- 3.6 The conclusion in the officer report stated:

*"This proposal is contrary to CS Policy 1, 13 and 21 and PLP Policy EN1, as discussed above. However, in terms of the three dimensions of sustainable development, as set out at paragraph 14 of the Framework, the proposal would perform an economic role as a result of the employment of construction workers to carry out the various aspects of the development.*

*Occupation of the development would also bring inhabitants to a location with links by public transport and improved pedestrian and cycle routes to other nearby villages and Preston city centre. It would deliver community infrastructure levy receipts and new homes bonus. The proposal would also make an important contribution to the supply of housing. In relation to the social role, the proposal would provide affordable housing on the site. In terms of the environmental role, the proposed development would result in the loss of existing fields and would introduce built development into what has been identified as open countryside that clearly has value locally. The site is not however of any notable landscape value in terms of its character and appearance and the impact of the proposal is not therefore considered to be significant. Subject to conditions and a S106 obligation, there would be no unacceptable impact on protected species. It would also achieve energy efficiency levels equivalent to level 4 of the former CSH and electric vehicle charging points would be provided.*

*It is considered that there are no adverse impacts as a result of the proposed development that would significantly and demonstrably outweigh the benefits of the scheme and direct the LPA to refuse the application. It is therefore considered that the proposal is in accordance with the Framework and that planning permission should be granted."*

- 3.7 That approval is highly material in that the planning context has not altered to any material degree so the same conclusion should apply.
- 3.8 There have been a number of recent planning applications for residential development within the immediate locality that are also relevant to the determination of our client's planning application. These applications are summarised through the Planning, Affordable Housing, Heritage and Design and Access Statement.

## 4. Policy context

### National planning policy and guidance

#### National Planning Policy Framework (The Framework)

- 4.1 Paragraphs 91 and 127 state that the design of new development should seek to “create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.”

#### National Planning Practice Guidance (NPPG)

- 4.2 Reference ‘26-006-20140306’ stresses the need to incorporate crime prevention measures into the overall design of new development.

### Development plan context

- 4.3 Policy 17 of the Central Lancashire Core Strategy states that the design of development proposals should minimise opportunity for crime, and maximise opportunities for natural surveillance.

## 5. Planning considerations

- 5.1 This outline planning application is supported by an illustrative layout drawing showing the erection of up to 151 dwellings. The indicative masterplan shows the following:
- individual dwellings have been orientated such that they provide strong natural surveillance onto the public realm;
  - secure and defensible gardens are provided;
  - car parking comprises in-curtilage parking with strong natural surveillance;
  - habitable rooms overlooking public spaces with blank facades onto streets kept to a minimum; and
  - landscape sensitively designed to maximise natural surveillance.

## 6. Conclusion

- 6.1 Secure by design principles can be secured by the local planning authority at the reserved matters stage when detailed layout for the proposed development will be agreed in accordance with the NPPF, the NPPG and Policy 17 of the Central Lancashire Core Strategy.