

To: DEVELOPMENT MANAGEMENT TEAM.	Development Management Officer: Jonathan Evans
From: LANDSCAPE TEAM.	Landscape Architect: J. Gillman x6524
Application Number: <b>06/2018/0752</b>	
Address: Land at Cardwell Farm, Garstang Rd. Barton, Preston	Proposal: Outline planning seeking approval for access only for up to 151no. dwellings with associated works (all other matters reserved)
Type of Consultation: Outline Application - access only	
Dwg nos.	
<p><b>Response: views on access only</b></p> <p>The access will affect the local landscape as follows:-</p> <ul style="list-style-type: none"> <li>- There would be loss of part of the mature trees/hedges that are prominent along the A6.</li> <li>- There would also be loss of the open countryside landscape beyond the field boundary.</li> <li>- The site is part of the 'Undulating Lowland Farmland' landscape character type, (as described in the current local plan). The proposed road access will interrupt the 'Bowland Fringe' landscape character area. The area is very narrow here between ribbon development; one field only, but all the more valuable and vulnerable given the overall size of the proposed development.</li> <li>- Loss of the thorn hedgerow along Garstang Road, a typical feature of the Preston to Lancaster Road in its rural lengths.</li> </ul> <p>Views on landscape design and landscape site planning, including detailed drawings 1-6, are not given at this 'access only' outline stage.</p>	Date: 3-7-2019



The site seen from the A6:

The proposed development will consist of this field with a narrow frontage on the road and several larger fields beyond .

The field fronting Grastang Road has value in interrupting the suburban ribbon development of Barton. The view above contains key components of the rural landscape character of both the Fylde Plain and the Undulating Lowland Farmland that fringes the Bowland Fells to the east: a small copse, hedgerows with standard trees, a green lane to north of the field, meadow, and a red brick barn in the local vernacular architecture. The view is seen by many people on the road each day.

Lancashire County Council's report on the county's landscape classification recommends protecting the essential qualities of each character area. The building of a highway access here to a new housing development of detached houses will not protect the essence of the rural character area. The style of development needs to be in harmony with the regional distinctiveness of Barton and the other local villages of the Fylde or Bowland fringe.