



**TOWN AND COUNTRY PLANNING ACT 1990**

**APPEALS BY:  
TAYLOR WIMPEY UK LTD &  
HOMES ENGLAND**

**PICKERING'S FARM SITE, FLAG LANE,  
PENWORTHAM, LANCASHIRE PR1 9TP**

**DESIGN SUMMARY PROOF OF EVIDENCE OF:  
DR DARREN PRICE BA(Hons) BArch DCE**

**20<sup>TH</sup> JULY 2022**

**INSPECTORATE AND LPA REFERENCES:**

**APPEAL A**

**REF: APP/F2360/W/22/3295498**

**LPA REF: 07/202100886/ORM**

**APPEAL B**

**REF: APP/F2360/W/22/3295502**

**LPA REF: 07/202100887/ORM**

## 1.0 Summary

- 1.1 It is agreed that this is an important site with a special character and a number of factors, such as the existing Lanes and the properties they serve, make it a complex design problem. This is recognised in the SLRP and Policy C1 (CD 5.2) which is clear that a comprehensive approach including an agreed masterplan and design code is required. I do not consider that the information submitted to form the two applications under consideration here amounts to that comprehensive approach.
- 1.2 There are two main areas of contention. Firstly, there are placemaking concerns connected to the impact of the way that these applications have come forward for outline permission with a significant section of the overall site not included and the CBLR left incomplete. Secondly, that the masterplan and supporting design codes do not provide a level of detail to provide confidence that the vision for 'The Lanes' can be delivered through the multiple reserved matters process that will follow.
- 1.3 Whilst there has been an attempt to adapt and develop the master plan for the two applications A and B (Section 4, pp28-38, DAS CD 1.17), this has not been wholly successful and there remains a number of problems as highlighted in the evidence, not least the inability to deliver the through spine road and make the proposals properly connected. This has a number of implications to the successful creation of a place as discussed above and results in what is considered to be a fundamental flaw in the appeal masterplans.
- 1.4 Similarly, with regard to the design code included in the DAS (CD 1.17), this does not include some elements that could usefully have been included and would have provided more confidence going forward that a successful place could be delivered. The approach throughout is to leave too much to be established through Reserved Matters, which is exactly what Policy C1 of the

SLRP (CD 5.2) and the need for a comprehensive masterplan and design code seeks to avoid.

- 1.5 The net result of these issues, as highlighted in the evidence above, and the adoption of a less than comprehensive approach, leads to potential harms and a degree of uncertainty that the rightly ambitious vision for 'The Lanes' can be delivered in a way that is locally responsive and builds on the special sense of place that the area possesses. This is in contravention of Policy C1 of the SLRP (CD 5.2), Policy 17 of CLCS (CD 5.1), Paragraphs 127 and 130 of the NPPF (CD 4.1) and much guidance contained in the NDG (CD 10.15) and NMDC (CD 10.16).