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FOR THE ATTENTION OF	e-mail	hannah.brumfitt@env.lancscc.gov.uk

Ribble Valley Borough Council
 Council Offices
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 BB7 2RA

Your ref: CONCP/3/2007/0964
 Our ref: SPT/MK/PWAB/05/07/0964 (CM)

Date	2 November 2007
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For the attention of Mr John Macholz

Dear Sir/Madam

PLANNING APPLICATION NO 3/2007/0964
PROPOSED B1 OFFICE DEVELOPMENT (8746 SQ M) REVISION TO
APPROVED MATTERS APPLICATION
BARROW BROOK BUSINESS PARK BARROW LANCASHIRE BB7 9WA

Thank you for your letter dated 24 October 2007 and enclosed documents inviting comments on the above application

I note there is an extensive site history at this location. The principle of office development has been established.

The Director of Strategic Planning and Transport has assessed the proposed development against the provisions of the adopted Joint Lancashire Structure Plan 2001-2016 (JLSP).

The Director of Strategic Planning and Transport considers that the proposed development is in conformity with the JLSP subject to the comments below.

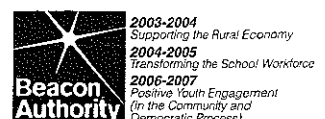
Parking

Policy 7 of the JLSP requires that parking provision for new development will meet the standards set out in the adopted JLSP Parking Standards. The proposed development has a low accessibility score. The standard for B1 office is 1 car parking space per 35 square metres gross floorspace. Application of this standard would result in a total of 250 car parking spaces for the proposed development. The application form states that 331 car parking spaces would be provided, which would be 81 car parking spaces more than the provision required by the parking

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INVESTOR IN PEOPLE



standards. This would be contrary to the JLSP Parking Standards. As no justification for this overprovision is provided, the amount of car parking proposed should be reduced to accord with the Parking Standards.

The proposed development will require both a Transport Assessment (TA) and a Travel Plan (TP) in line with a JLSP Parking Standards Table E

For further information please contact Neil Stevens on 01772-534057.

Landscape

The proposals would result in a localised loss of landscape character as the existing open fields and hedgerows would be replaced with office development. In a wider context the topography, scale of the development, its location within the Barrow Brook Business Village, close proximity to residential areas and existing boundary trees would likely lead to landscape character impacts of *minor* significance

In order to mitigate the localised loss of landscape character the proposals should retain existing planting and include a considerable amount of new *native* tree, shrub and hedge planting, to help maintain a sense of being within a wooded landscape which is one of the key characteristics of the Undulating Lowland Farmland landscape. In my view this would create an appropriate new landscape feature as required by Policy 20 of the Joint Lancashire Structure Plan.

The SPG requires "*No net loss of hedgerows through development*" for the Undulating Lowland Farmland landscape. It is not clear from the submitted drawing (ref. *Scheme Layout*) whether there would be a net loss, since the graphic symbols used are not supported by a key or legend. Existing hedgerows, trees and scrub should be incorporated in the proposals and could form the basis of a landscape structure within the site.

I am concerned that any existing trees and shrubs in the vicinity of the southern boundary may be adversely affected by construction and provision of the proposed roads and car parking (again, the extent of this is not clearly shown on the Scheme Layout plan). Retention of the existing planting along this boundary is essential as the adjacent residential properties are probably the most sensitive visual receptors in the area.

An appropriate separation distance/buffer between the proposed development and the adjacent watercourse is required. As proposed some of the buildings would be less than 5 metres from the edge of the watercourse. Given the potential importance of the watercourse for wildlife, and the possibility of the presence of protected species such as water voles, I recommend that landscape proposals along this boundary be developed with the assistance of an ecologist.

The site is close to environmental features, which may support protected species such as bats and water voles. Consequently I consider it essential that the County Council's ecologists are consulted on this scheme.

Planning Obligations

Neil Whittingham, the County Council's Planning Contributions Officer, will write to you separately regarding any Planning Obligations arising from the proposed development.

For further information, please contact Neil Whittingham on 01772 533857.

Conclusion

The Director of Strategic Planning and Transport considers that the proposed development is in conformity with the JLSP subject to the comments above.

You should contact the Environment Director if you require additional ecological, landscape or highway design comments to this application.

Yours faithfully

A handwritten signature in black ink, appearing to be 'M. Kirby', with a long horizontal stroke extending to the right.

Mike Kirby
Chief Planning Officer