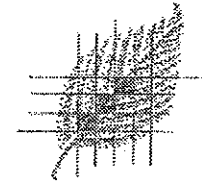
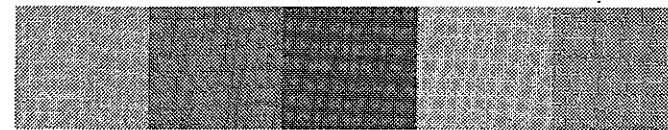


320120007P



WOOLERTON DODWELL ASSOCIATES



Fort Wilson Properties

Formation of mounds using inert
construction waste and associated
landscape treatment on land adjacent to
Calder Vale Park, Simonstone

**DESIGN AND ACCESS
STATEMENT**

NOVEMBER 2011

632/C/R-02

WOOLERTON DODWELL ASSOCIATES
Chartered Landscape Architects &
Environmental Planning Consultants

Mawson House
4 Fenton Street
Lancaster
LA1 1TE

www.woolertondodwell.co.uk

CONTENTS

1. INTRODUCTION
2. DESIGN CONTEXT
3. DESIGN PRINCIPLES
4. DESIGN SOLUTION
5. ACCESS

1. INTRODUCTION

- 1.1. This Design and Access Statement is being submitted in support of a detailed planning application for the development of new landform and landscape treatment on undeveloped open agricultural land to the west of Simonstone Brook using approximately 26,000 cubic metres of excavated waste materials generated by the development of land at Calder Vale Park. It explains and illustrates the principles behind the design and layout of the proposed development. WDA drawing **Figure 1** Site Location Plan defines the excavation site and the landform development site.
- 1.2. The re-use of the excavated materials arising from site levelling activities will facilitate the construction of industrial/commercial buildings proposed by Fort Wilson Properties on Calder Vale Park by in a sustainable manner. The development of Calder Vale Park will enable Fort Vale to increase its operation and further enhance the positive contribution that the business makes to the local economy.
- 1.3. The Statement responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the "GDPO"), which requires most types of planning applications to be accompanied by a Design and Access Statement which:
 - sets out the design principles that have been applied to the development; and
 - explains how issues relating to access to the development have been dealt with.
- 1.4. The Statement is structured as follows:
 - Design context: in terms of site analysis, surrounding area appraisal and Fort Wilson Properties' development objectives (Section 2);
 - Design principles: developed in consideration of the design context to provide a framework that underpins the design solution (Section 3);
 - Design solution: an explanation of the design solution and how it incorporates and responds to the points raised in Sections 2 and 3 (Section 4); and
 - Access: in terms of site access for the construction of the landform (Section 5).

2. DESIGN CONTEXT

2.1. SITE ANALYSIS

LOCATION

- 2.1.1. The development site is located on agricultural land to the west of Calder Vale Park, Simonstone and 1 km to the north of Altham. To the north is the embankment of the former Blackburn, Burnley, Accrington and Colne Extension Railway beyond which lies the village of Simonstone. Open countryside lies to the south along with the Altham Pumping Station, the River Calder and Altham industrial estate. To the west lies agricultural land and Gooseleach Woods. The eastern boundary of the site is defined by Calder Vale Park.

SIZE

- 2.1.2. The area of land required to accommodate the footprint of the mounds, a vehicle haulage route and a temporary topsoil storage is 4.4 hectares

LEVELS

- 2.1.3. The site lies on land rising approximately 6 metres to the north of the River Calder. A topographic survey of the site is presented in Appendix 2. The site is undulating but rises generally in a northerly from 67.7 m AOD at Simonstone Brook to the foot of the former railway embankment on the north boundary of the site at 74 m AOD.

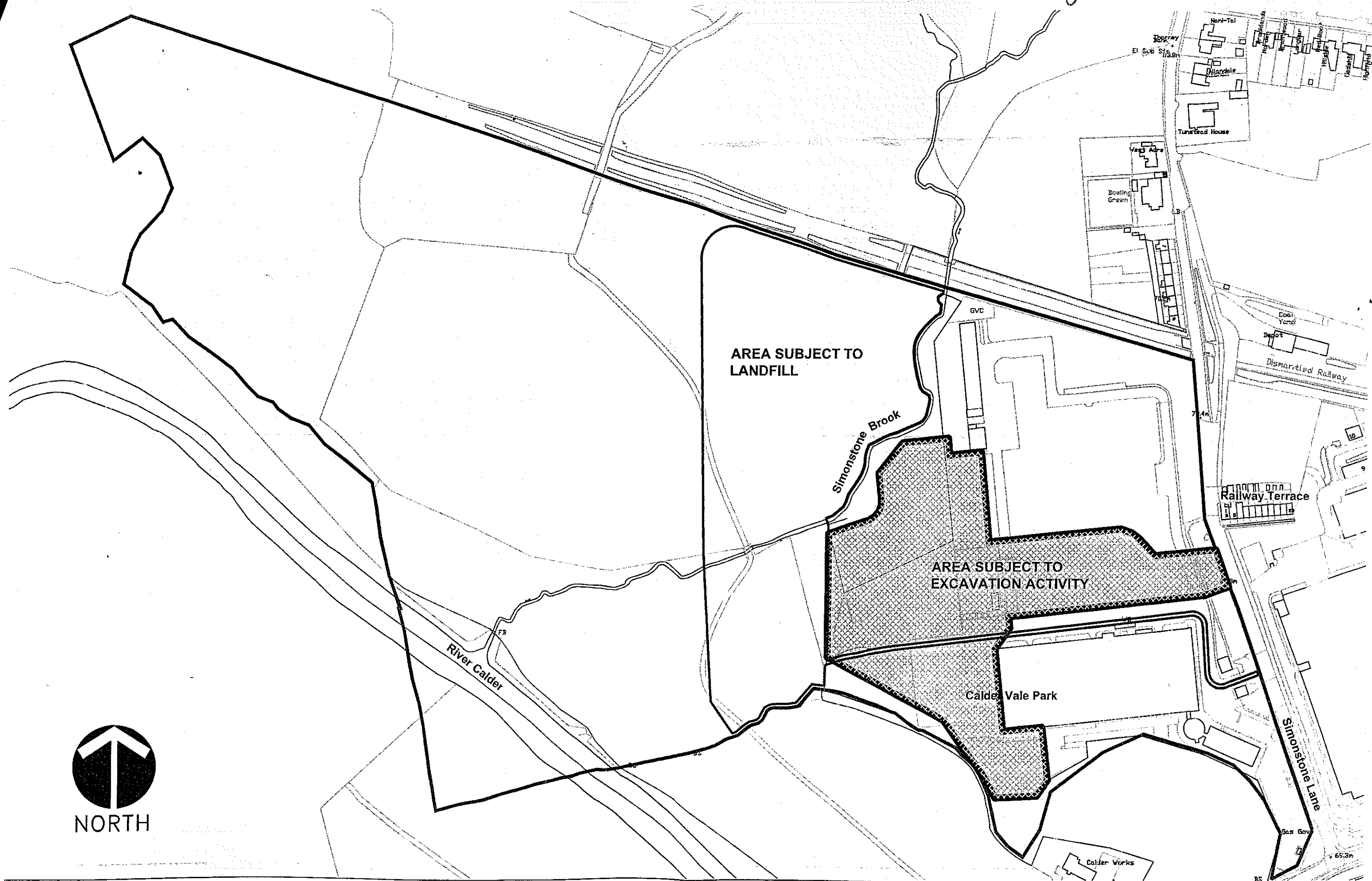
BOUNDARIES

- 2.1.4. The existing site boundary to the west is loosely defined by hedgerow remnant. To the north it is bounded by the embankment of the former Blackburn, Burnley, Accrington and Colne Extension Railway. A combination of Simonstone Brook and Calder Vale Park security fencing forms the east boundary. To the south the boundary open out on to the relatively flat River Calder floodplain.

ACCESS

- 2.1.5. Access to the site for vehicles/ machinery required for the construction work would be from Calder Vale Park via a gateway on the west boundary of the site. Access to Calder Vale Park is from Simonstone Lane where traffic is controlled by a manned gatehouse set back from the highway. There is some visitor parking outside of the boundary fence/wall but all servicing and parking facilities lie within Calder Vale Park.

Figure 1 Design + Access Statement



4. DESIGN SOLUTION

USE

- 4.1 Fort Wilson Properties proposes to lease the land subject to new landform and landscape treatment for agricultural use as grazing land

AMOUNT

- 4.2 The proposed mounds have been designed in the context of the amount of surplus material and the existing landform of the agricultural land. They will have a maximum elevation of 4 metres above existing ground level with a maximum gradient of 1 in 3.

LAYOUT

- 4.3 The proposed profile and landscape treatment of the new mounds is shown in **Figure 2** – drawing number 632.200 Landscape Masterplan and **Figure 3** – drawing number 632.400 Mound Profiles
- 4.4 Existing and proposed levels of the mounds are shown in **Figure 4** – drawing number 632.300 Landform Proposals using spot levels and contours. The existing contours at half metre intervals are shown as a solid line to distinguish them from the proposed contours which are dashed. The location of proposed woodland belts and hedgerows are shown on **Figure 4**.

LANDSCAPE

- 4.5 A landscape strategy aims to mitigate the visual impacts of the existing and proposed development on Calder Vale Park and to positively assimilate the new mounds within the local landform.

- 4.6 The following elements are proposed:

LANDFORM

- 4.6.1 Landform comprising five gently sloping ridges (identified A, B, C, D and E on **Figure 3**) with their axis generally orientated north-south would be perceived as subtle changes in the landscape and fit with the rolling farmland landscape.
- 4.6.2 Variations in slope profiles and gradients and careful attention to the 'tops' and 'toes' of the mounds would achieve a landform seamlessly integrated with the site visually and physically.

RETENTION OF EXISTING TREES

- 4.6.3 Retention of the existing woodland belt adjacent to the west side of Simonstone Brook and hedgerow remnant across the site.

PLANTING

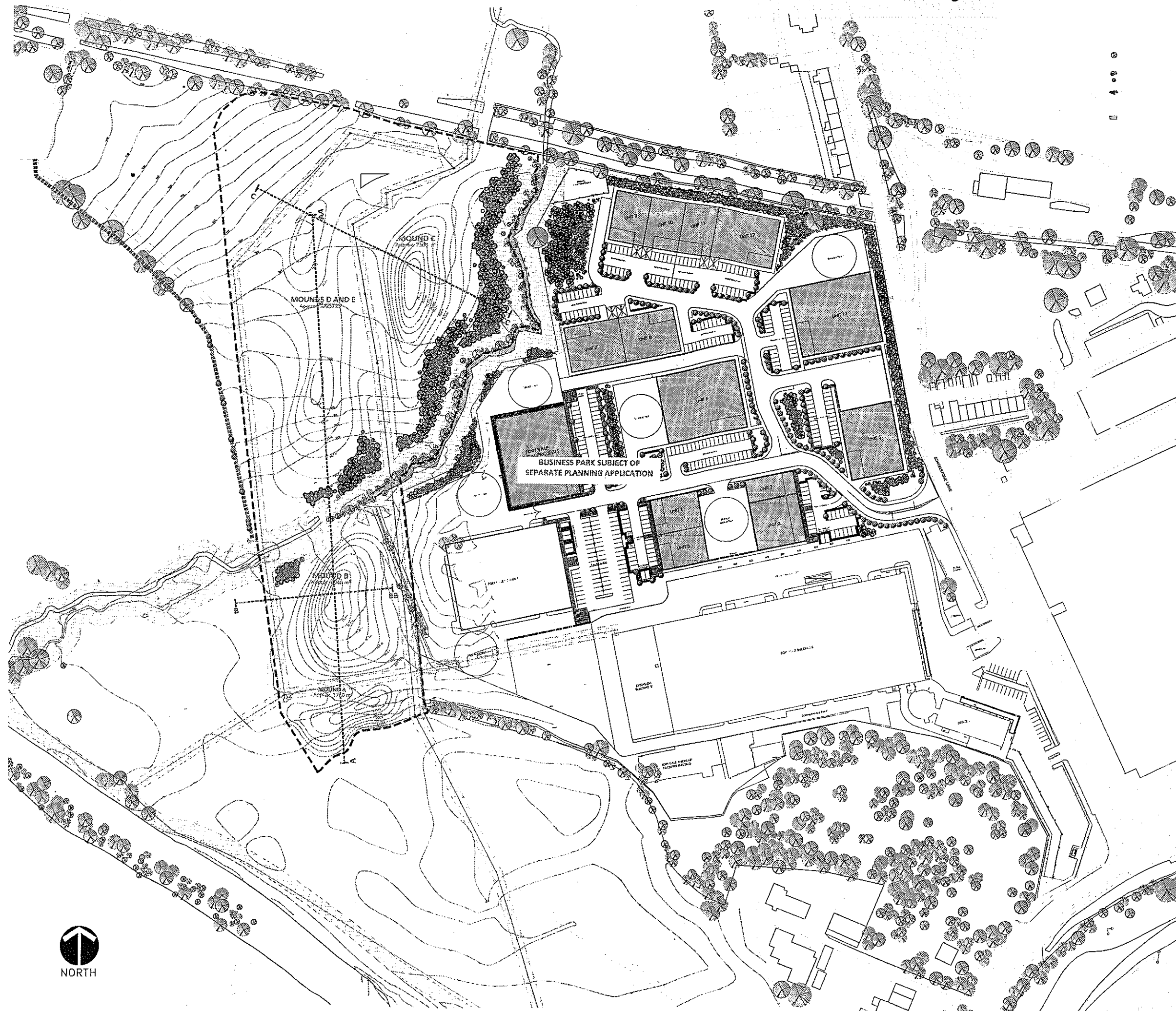
- 4.6.4 New woodland belts on the south east side of the proposed mounds C, D and E to the north west of Simonstone Brook would, as they establish, interrupt views of Calder Vale Park from north west of the site.
- 4.6.5 New hedgerows south of mound A and west of mounds D and E within the east site would, as they establish, interrupt views of Calder Vale Park from the public footpath that runs east to west along the River Calder.
- 4.6.6 Species selected reflect those locally occurring and appropriate to the existing surrounding woodlands, predominantly lowland oakwood

- 4.6.7 A mix of planting sizes and densities is proposed to satisfy the differing objectives, principally those of screening and filtering in the short and longer terms and of establishing well balanced woodland and planting habitats.

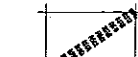
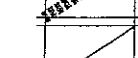
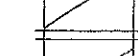
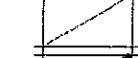
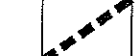
PLANTING SCHEDULE

SPECIES	SIZE	DENSITY
Woodland planting (woodland belts) – refer to Figure 2 for location		
Tree species: Quercus robur Fraxinus excelsior Betula pendula Ilex aquifolium Sorbus aucuparia	85 - 100% to be whips and 60-80cm high Up to 10% to be feathered 125-250cm high Up to 3% to be standards 250-425 cm high	1.0 – 2.5 metre centres
Shrub species: Corylus avellana Crataegus monogyna Prunus spinosa Salix cinerea	To be whips and transplants plants 40-125cm high Feathered stock may also be utilised; 125-250cm	400 - 500mm centres
Hedgerow planting – refer to Figure 2 for location		
Tree species: Fraxinus excelsior Quercus robur	Feathered 125-250cm high	Planted every 50 metres, with a gap of 50 cm left clear either side of hedging plants.
Shrub species: Corylus avellana Crataegus monogyna Prunus spinosa Rosa canina	To be whips and transplants plants 60 - 80cm high Feathered stock may also be utilised; 125-250cm	Planting to be in two staggered lines, with the distance between plants within the lines being 30 cm and between the lines 45 cm.

Figure 2 Design + Access Statement



KEY

-  Section line
(See drawing 632 400)
-  Existing contours
-  Proposed contours
-  Site boundary
-  Existing trees
-  Proposed tree
-  Proposed woodland belts
-  Existing hedgerow
-  Proposed hedge
-  Proposed building
(subject of separate planning application)
-  Easement Locations
-  Other land in control of the applicant



WOOLERTON DODWELL ASSOCIATES
Chartered Landscape Architects
Environmental Planning Consultants

Mawson House, 4 Fenton Street, Lancaster, LA1 1TE
Tel 01524 842000 admin@woolertondodwell.co.uk

Project

**CALDER VALE PARK MOUND FORMATION AND
LANDSCAPE TREATMENT**
for Fort Wilson Properties

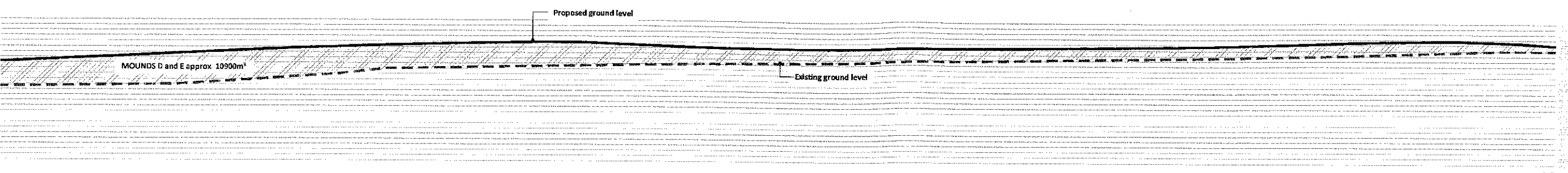
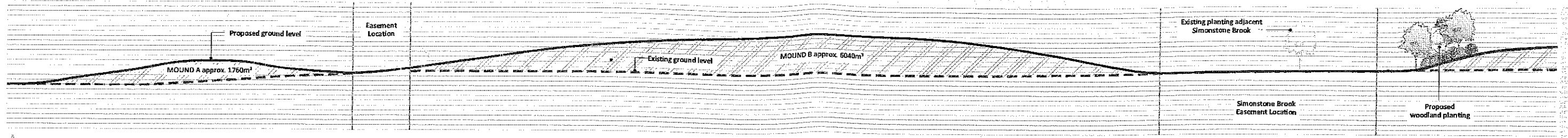
LANDFILL MASTERPLAN

Drawing No. 632.200	Date. August 2011	Scale. 1:1000 @ A1
Drawn By SC	Checked By. DB	

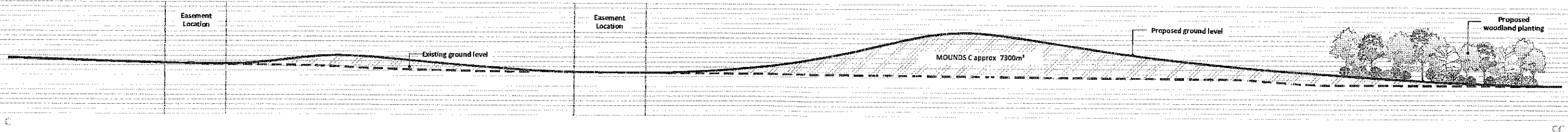


Figure 3
D & A Statement

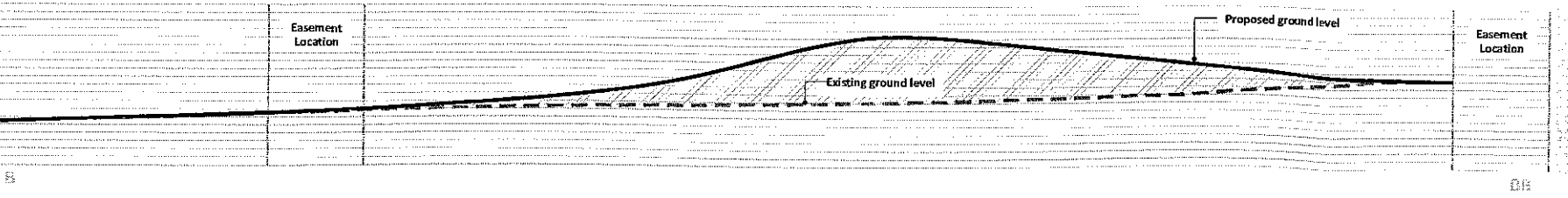
SECTION A - AA



SECTION C - CC



SECTION B - BB



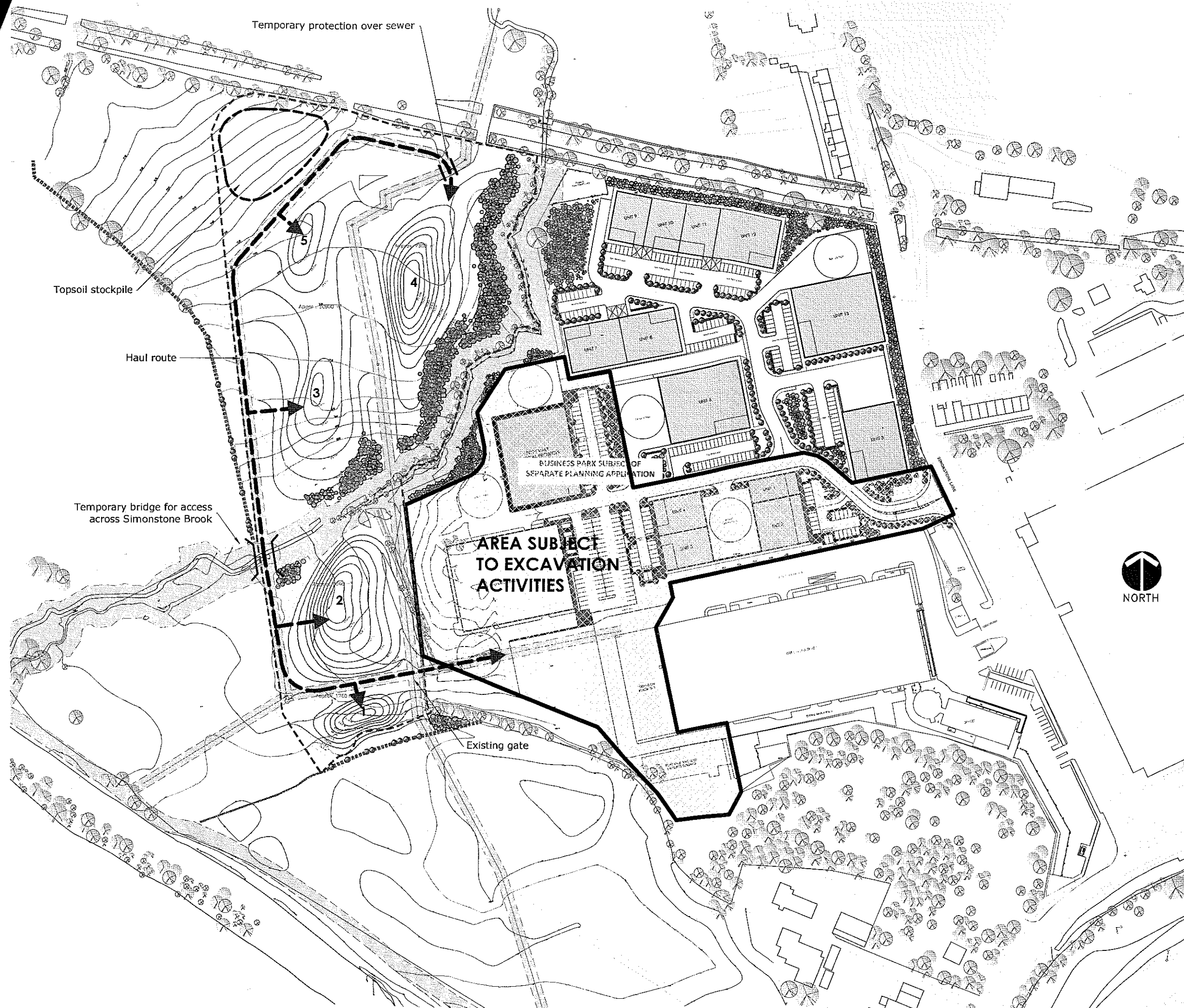
WOOLERTON DODWELL ASSOCIATES
Chartered Landscape Architects
Environmental Planning Consultants

Mawson House, 4 Fenton Street, Lancaster, LA1 1TE
Tel 01524 842000 admin@woolertondodwell.co.uk

Project
**CALDER VALE PARK MOUND FORMATION AND
LANDSCAPE TREATMENT**
for Fort Wilson Properties

LANDFORM PROFILES

Drawing No. 632.400	Date. August 2011	Scale 1:200 @ A1
Drawn By SC	Checked By DB	



Sequence of Works:

Phase 1

- Strip topsoil from haul route and stockpile alongside to maximum height of 1.3m

Phase 2

- Strip topsoil to full depth from footprint of Mound A
- Stockpile topsoil for re-use on Mound C
- Spread and compact excavated waste from construction site in 250mm horizontal layers to approx 300 mm below finished levels
- Strip sufficient topsoil from footprint of Mound B and spread on Mound A

Phase 3

- Spread and compact excavated waste from construction site in 250mm horizontal layers to approx 300 mm below finished levels to area of Mound B stripped of topsoil
- Strip sufficient topsoil from remainder of Mound B footprint of and spread on filled area
- Spread and compact excavated waste from construction site in 250mm horizontal layers to approx 300 mm below finished levels to area of Mound B stripped of topsoil
- Strip sufficient topsoil from Mound D footprint of and spread on filled area of Mound B

Phase 4

- Repeat Phase 2 for Mound D using topsoil stripped from Mound E for final spread

Phase 5

- Repeat Phase 2 for Mound E using topsoil stripped from Mound C for final spread

Phase 6

- Repeat Phase 2 for Mound C using topsoil from stockpile for final spread

Phase 7

- Rip subsoil along haul route to a maximum depth of 600mm
- Spread and compact topsoil from stockpile in 250mm horizontal layers on haul route



WOOLERTON DODWELL ASSOCIATES
Chartered Landscape Architects
Environmental Planning Consultants

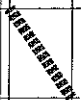
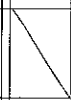
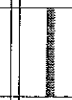
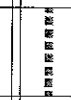
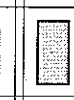
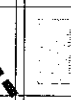
Mawson House, 4 Fenton Street, Lancaster, LA1 1TE
Tel 01524 842000 admin@woolertondodwell.co.uk

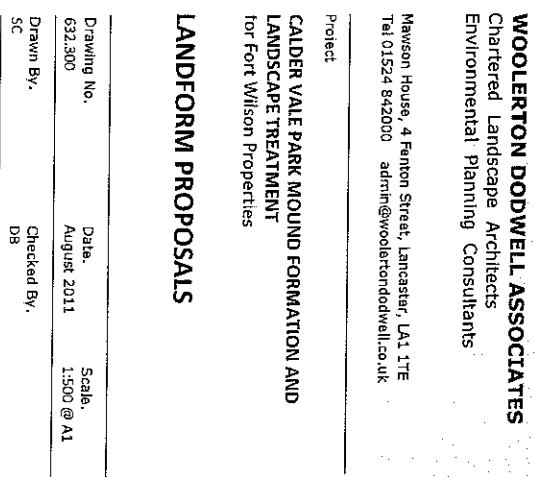
Project

**CALDER VALE PARK MOUND FORMATION AND
LANDSCAPE TREATMENT**
for Fort Wilson Properties

Sequence of landfill operation

Drawing No 632.210	Date 22/09/11	Scale 1:1000 @ A1
Drawn By CW	Checked By DB	

KEY
 Section line (See drawing 632.400)
 Existing contours
 Proposed contours
 Site boundary
 Existing trees
 Proposed tree
 Proposed woodland belts
 Existing hedgerow
 Proposed hedge
 Proposed building (subject of separate planning application)
 Easement Locations
Other land in control of the applicant



NATURAL FEATURES

- 2.1.6. A Landscape Impact Assessment (see **Landscape and Visual Impact Assessment report** for details) has been undertaken to identify likely landscape impacts of the proposed development on the site.
- 2.1.7. Mature remnant hedgerow ash, hawthorn and pedunculate oak trees are features in the agricultural landscape. However, hedgerows have been severely degraded or lost leading to fragmentation within the landscape. The predominant feature is improved grassland which is closely cattle grazed.
- 2.1.8. Simonstone Brook flows between the farmland and Calder Vale Park boundary and confluences with the River Calder approximately 120m to the south west of the development site. A woodland belt occurs along this watercourse partially screening views into Calder Vale Park from the west.

ECOLOGY

- 2.1.9. An Extended Phase 1 Habitat, Badger and Invasive Plant Survey carried out in July 2011 identified the following habitats:
- Improved grassland field adjacent to the western boundary of Calder Vale Park;
 - An area of dense bramble, nettle, and creeping thistle adjacent to the southern boundary of Calder Vale Park alongside a hedge bank with blackthorn and hawthorn;
 - Simonstone Brook approximately 0.5-1m wide, with a water depth of less than 30cm, considered to be unsuitable for water vole with no evidence of otter and whiteclawed crayfish;
 - A disused railway adjacent to the site providing excellent potential foraging habitat for bats and a suitable flightline.
 - A hedgerow remnant comprising mature ash, hawthorn and pedunculate oak which may be suitable bat roost habitat and provide a flightline leading towards the disused railway.

2.2. SURROUNDING AREA

LAND USE

- 2.2.1. The site is located in an area of predominantly improved grassland extending from the River Calder valley north to the A671, Whalley Road. A broadleaved woodland, Gooseleach Wood, lies to the west of the site.
- 2.2.2. Calder Vale Park lies immediately east of the site and accommodates Fort Vale Engineering Ltd. There are several residential properties located on Simonstone Lane, the nearest of which lies 200 metres to the north west of the site.
- 2.2.3. Residential and commercial properties are located on the A678 through Altham to the south of the River Calder.

DEVELOPMENT TYPES

- 2.2.4. Fort Vale Engineering Ltd operates from Calder Vale Park. The forms of development include a 100,000 sq ft industrial unit (former LG Philips factory) and a new office extension.
- 2.2.5. There is no development on the site which is open agricultural land.

HEIGHT

- 2.2.6. The height of the industrial unit immediately adjacent the site is approximately 7 metres to the roof ridge.

VIEWS TO THE SITE

- 2.2.7. A Visual Impact Assessment (see **Landscape and Visual Impact Assessment report** for details) has been undertaken to identify likely visual impacts of the proposed development on both the site itself and the surrounding area.
- 2.2.8. There are changes in views for primarily for walkers using the public right of way along the River Calder.
- 2.2.9. Views of part of the site would be obtained from a number of residential properties on the A678 which lie to the south/ south west.
- 2.2.10. There would be direct views to the site from Calder Vale Park immediately adjacent to the east boundary of the site.

2.3. DEVELOPMENT OBJECTIVES

- 2.3.1. Fort Wilson Properties' development objectives are:

To deposit off site surplus inert material arising from construction activities on Calder Vale Park:

- Export 26,000 cubic metres of inert materials to agricultural land immediately adjacent the site to create a new landform sensitive to the existing topography
- Deposit an average 2 metres depth of material across the site with a maximum depth of 4 metres
- Restore the land for agricultural use on completion of landform

- 2.3.2. The overriding aim is to divert the surplus material (waste) that would be discarded from construction/ site preparation works from landfill and in doing so improve the landscape character and visual amenity of the land adjacent to Calder Vale Park.

2.4. PRE APPLICATION CONSULTATION

- 2.4.1. Pre application advice was sought on draft development proposals from the Environment Agency. Philip Carter, Planning Liaison Officer, advised on the following:

- the final use of excavated material may need an Environmental Permit as the proposed amounts exceed all exemptions currently available and with possibly contaminated material excavated from site all appropriate testing will need to be implemented. Excavated material should meet all stipulations laid down in the CL:AIR code of practice to ensure that the materials can be characterised as not being waste and therefore suitable for the proposed filling exercise without the need for an Environmental Permit. If the CL:AIR code of practice can not be met an Environmental Permit will be needed for the fill exercise to occur.
- the River Calder adjoining the site is a designated Main River and is therefore subject to Land Drainage Byelaws. In particular, no trees or shrubs may be planted, nor fences, buildings, pipelines or any other structure erected within 8 metres of the top of any bank/retaining wall of the watercourse without the prior written Consent of the Environment Agency. Full details of such works, together with details of any proposed

new surface water outfalls, which should be constructed entirely within the bank profile, must be submitted to the Environment Agency for consideration.

- further enhancements could be included within the scheme in line with PPS9 to enhance the biodiversity value of the works. The slope of the mounds should be kept as shallow as possible and the reprofiling should aim to be in-keeping with the surroundings. The area should be seeded rather than left to re-colonise naturally as this could result in invasive non-native species becoming prevalent. We would suggest that a habitat creation scheme and management plan for the area be included as a condition of any planning permission. This could be a very low maintenance scheme such as a wild flower meadow, whereby the site could be seeded with wild flowers and routine maintenance would only involve a single late summer cut.
- any infilling works adjacent to a small tributary of the River Calder along the northern boundary of the site, Simonstone Brook, that would hinder access for future maintenance/repair, or impact upon the biodiversity value of the watercourse is not recommended. If a new river crossing is necessary it should be sensitively designed to ensure minimum impact on the riparian habitat (open-span bridges would be the preferred option).

2.4.2. The development proposals respond to the Environment Agency's comments as follows:

- the material would be moved under the CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) which provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works are waste or have ceased to be waste.
- no works are proposed within 8 metres of the top of the River Calder bank.
- the design solution is detailed in section 4 below and includes some of the enhancements suggested. The proposed after use for the site is agricultural land.
- The toe of each mound is set back a minimum of 8 metres from the top of the Simonstone Brook bank

3. DESIGN PRINCIPLES

- 3.1. Fort Wilson Properties acknowledges the importance of design and is committed to delivering a development which meets its operational requirements and sustainability objectives, whilst adding to the natural character of this part of the Calder Valley.
- 3.2. In developing a detailed scheme the following design principles have been adopted in consideration of the development objectives, the policy context, and the site analysis:

USE

- 3.2.1. restoration of recontoured land to agricultural land use as grazing land

LAYOUT

- 3.2.2. mounds to be set back eight metres from Simonstone Brook in line with Environment Agency recommendation
- 3.2.3. drainage easements to be accommodated

SCALE

- 3.2.4. the site area to be 4.4 hectares and the volume of landfill to be 26,000 cubic metres
- 3.2.5. the scale and character of the scheme to respond to the natural characteristics of the site

LANDSCAPE

landscape treatment (landform; and pattern and composition of tree planting) to be in accordance with the characteristics of the Industrial Foothills and Valley character area in 'A Landscape Strategy for Lancashire' including:

- screening and visual containment of Calder Vale Park
 - new woodland scheme to reflect the species composition and character of existing local woodlands
 - restore hedgerows
- 3.2.6. new woodland to be planted in support of Lancashire County Council's vision for the development of woodland set out in the 'Lancashire Woodland Vision'

APPEARANCE

- 3.2.7. slopes on mounds to be generally at a maximum 1 in 3, subject to soil testing and earthworks specifications
- 3.2.8. profile of mounds to continual variations in line, as well as slope profiles, to achieve a suitably sympathetic appearance and assist in integrating the proposals with the existing landform

SUSTAINABILITY

- 3.2.9. new and existing habitats (woodland belts; hedgerows) to be incorporated in scheme
- 3.2.10. Simonstone Brook edge to be allowed to develop into a more naturalized, diverse habitat

- 4.6.8. All planting will be carried out in accordance with BS4428. A minimum of 300 mm topsoil (overlying subsoil) will be provided to the woodland and general planting areas with planting pits (1000 x 1000 x 700mm deep topsoil) provided for the individual trees.
- 4.6.9. New grassland to the new mounds would restore the land as grazing land.
- 4.6.10. The planting proposals are designed to address the issues raised by the landscape and visual impact assessment. Specifically these are the interruption of views to the site from: the public right of way adjacent to the River Calder; and enhancement of the existing landscape characteristics e.g. woodland planting.
- 4.6.11. An initial 5 year planting establishment regime would be adopted. This would ensure the successful establishment of all new planting and the enhancement of the existing conserved planting. The regime will include the replacement of all dead/dying plants during this period.
- 4.6.12. Effective weed control, pruning, grass cutting and fertiliser applications would all be included. A subsequent revised regime would be adopted for the longer term management of the planting and landscape areas in accordance with a long term Landscape Management Plan to be adopted for the site. This would ultimately include the thinning of the woodland planting to ensure that it develops as a successful environmental asset and feature, without reducing its visual effectiveness.
- 4.6.13. The management regime would include existing conserved planting and provide benefits in terms of a consistent approach to the woodland copses.
- 4.6.14. Protective fencing and guards would be used as deemed necessary to ensure the successful establishment of all new planting.

IMPACT

- 4.7. Views into the landfill site are limited and the landfill operations are temporary. The restoration is to agricultural use, woodland belts and hedgerows and will have no visually intrusive effect. The visual impact would not be significant.
- 4.8. Due to the low intrinsic landscape quality of the site, the proximity of the Calder Vale Park industrial site and the undesignated status of the landscape, it is considered that the mounds and landscape treatment will not give rise to any significant harmful effects on local landscape character. As the new woodland planting establishes it will make a positive contribution and result in beneficial effects on character.

5. ACCESS

TEMPORARY CONSTRUCTION SITE ACCESS AND VEHICLE HAULAGE ROUTE

- 5.1. In order to construct the proposed mounds it is necessary to establish an access route into the site from Calder Vale Park for earthmoving vehicles and machinery. This will be taken from a gateway in the security fence on the west boundary of Calder Vale Park. A designated vehicle haulage route is shown on **Figure 5** which would be fenced to reduce the impact of the construction works on the local ecology.

FARM VEHICLE ACCESS

- 5.2. Access to the site for farm vehicles on completion of the work will be via a field gate on the A678, Burnley Road. An access track runs from this gate to the site and continues to Gooseleach Lane.

Sequence of Works:

Phase 1

- Strip topsoil from haul route and stockpile alongside to maximum height of 1.3m

Phase 2

- Strip topsoil to full depth from footprint of Mound A
- Stockpile topsoil for re-use on Mound C
- Spread and compact excavated waste from construction site in 250mm horizontal layers to approx 300 mm below finished levels
- Strip sufficient topsoil from footprint of Mound B and spread on Mound A

Phase 3

- Spread and compact excavated waste from construction site in 250mm horizontal layers to approx 300 mm below finished levels to area of Mound B stripped of topsoil
- Strip sufficient topsoil from remainder of Mound B footprint of and spread on filled area
- Spread and compact excavated waste from construction site in 250mm horizontal layers to approx 300 mm below finished levels to area of Mound B stripped of topsoil
- Strip sufficient topsoil from Mound D footprint of and spread on filled area of Mound B

Phase 4

- Repeat Phase 2 for Mound D using topsoil stripped from Mound E for final spread

Phase 5

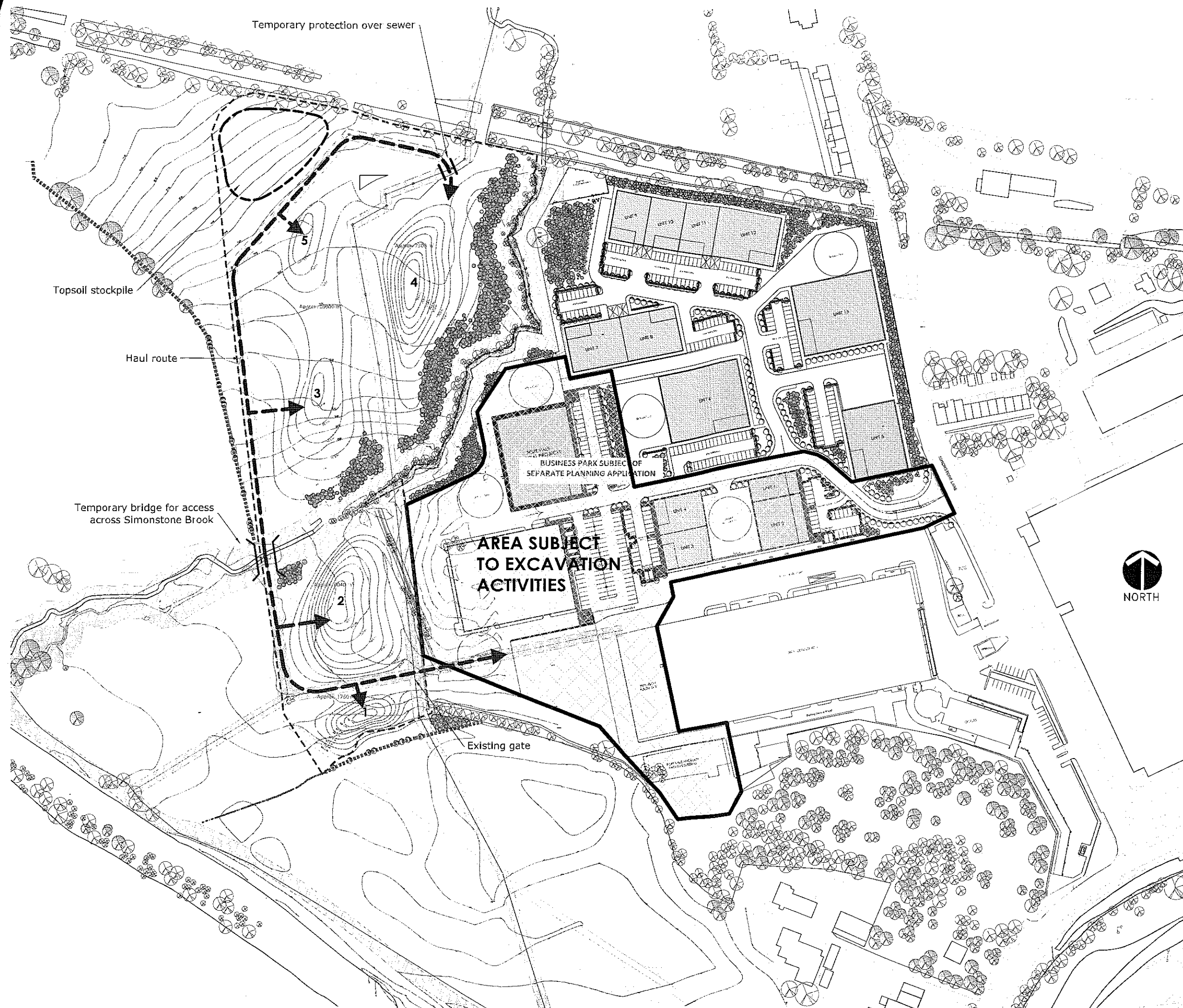
- Repeat Phase 2 for Mound E using topsoil stripped from Mound C for final spread

Phase 6

- Repeat Phase 2 for Mound C using topsoil from stockpile for final spread

Phase 7

- Rip subsoil along haul route to a maximum depth of 600mm
- Spread and compact topsoil from stockpile in 250mm horizontal layers on haul route



WOOLERTON DODWELL ASSOCIATES
Chartered Landscape Architects
Environmental Planning Consultants

Mawson House, 4 Fenton Street, Lancaster, LA1 1TE
Tel 01524 842000 admin@woolertonodwell.co.uk

Project

**CALDER VALE PARK MOUND FORMATION AND
LANDSCAPE TREATMENT**
for Fort Wilson Properties

Sequence of landfill operation

Drawing No. 632 210	Date. 22/09/11	Scale. 1:1000 @ A1
Drawn By CW	Checked By. DB	