



DESIGN AND ACCESS STATEMENT

SITES 3 AND 4, BARROW BROOK BUSINESS VILLAGE, CLITHEROE, LANCASHIRE

OUTLINE APPLICATION FOR MIXED B1, B2 AND B8 INDUSTRIAL USE

March 2012

1 Assessment

- 1.1 The application site is situated adjacent to the north east edge of the defined settlement boundary of Barrow. It is essentially rectangular in plan, extending to approximately 5.96 ha. The site comprises a number of fields currently down to grass, and accordingly the northern boundary is marked by an existing field boundary. The eastern edge of the site is defined by the A59. Most of the western boundary coincides with residential development but at its southern end this boundary is not currently defined on the ground, with an extension of the field projecting to the west.
- 1.2 The southern boundary of the site abuts the Barrow Brook Business Village. This mixed use development has evolved since 1990 when outline planning permission was first granted for the redevelopment of the whole of the Barrow Print Works site. A succession of planning consents relating to various parts of the Barrow Print Works site has given rise to the Council viewing that whole site as a development commitment for a range of urban land uses including residential, office, light industrial and hotel/conference centre.
- 1.3 Accordingly the western end of the southern boundary of the application site abuts part of the Total Food Services distribution site, and along the eastern end of this boundary there is a petrol filling station with convenience store and a drive through restaurant. The intervening land benefits from extant outline planning permission for a hotel development.
- 1.4 Elsewhere within Barrow Brook Business Village there is extant consent for office development (Hindle and Schofield site), The Printworks provides office accommodation, and two phases of residential development by Rowland Homes have been granted planning permission; the first is nearing completion and partly occupied.

- 1.5 Finally, a parcel of land on the southern side of the Barrow Print Works site (site 2), benefits from extant planning permission for office use and is currently the subject of an outline planning application for residential use (3/2012/0158). Slightly less than half of that site is the subject of a covenant which restricts the use of the land to B1 use only; B1 use is an industrial activity that can be carried out in a residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 1.6 The field boundaries of the application site are a mixture of post and timber fences and hedges, supplemented with trees. The land is down to grass and is currently vacant. Access to the site is from the A59 via a new road with a roundabout junction. A public footpath crosses the site running approximately east-west.
- 1.7 There have been no previous planning applications in respect of the application site. However the southern half of the site (site 3), comprises part of what the Council describe as the Barrow Brook Business Park Extension and which is the Admiral Taverns site identified in the Employment Land and Retail Study. The northern half of the application site comprises site 4.
- 1.8 The application site is highly accessible. It is situated close to Clitheroe, one of the Borough's main settlements, which can be accessed by bus. Within Clitheroe a transport interchange facilitates onward journeys by bus and rail to towns including Blackburn and beyond.

2 Involvement

- 2.1 On 23 March 2012 a pre-application meeting was held at the Council Offices attended by Marshall Scott, Chief Executive, Michael Ranson, Council Leader, and Colin Hurst, Head of Regeneration and Housing to discuss wider

issues in respect of the Councils ambitions in respect of the delivery of Barrow Brook as a strategic employment site within the Borough and it was identified that the broader area was viewed as of key importance to achieving their economic objectives.

3 Evaluation

- 3.1 The rationale for this application stems principally from the fact that there is an identified need for additional employment land within the Borough as evidenced in Section 6.1 of the accompanying Planning Statement; it is proposed that the two statements should be read in tandem.
- 3.2 The declared aims and objectives of the Council to meet this need are inevitably tied to market forces; private developers cannot be compelled to invest in sites that are not perceived as viable and that is the reason why site 2 at the Barrow Brook Business Village to date remains undeveloped.
- 3.3 However the application site in part benefits from being identified as forming the proposed Barrow Brook Business Park Extension by the Council, which, in the absence of constraints on development, is identified as being likely to come forward in the short term and is thus considered to be deliverable. The same is true of the whole of the application site, which as well as meeting increased need for employment land will off-set land that has been approved for employment use but which has failed to materialise.

4 Design

- 4.1 This is an outline application for a mixture of B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) use. Access only is for determination at this stage with all other matters reserved for later determination. As such it is the acceptability in principle of this land use which is for determination now.
- 4.2 However it is anticipated that the reserved matters application will propose the creation of a landscape buffer zone around the western, northern and eastern

boundaries of the application site. The opportunity will also be taken to enhance the existing pedestrian route which crosses the site, providing a pedestrian link between the centre of Barrow village and the A59.

5 Access

5.1 Vehicular access will be from the A59 via the adopted road through Barrow Brook Business Village. The Transport Statement concludes that: -

The scheme accords with local and national policy as the site is adjacent to good transport linkages and other attractions to minimise trips and share trip movements.

- The site is in a suitable location.
- There are no capacity issues on the local network
- The change of use will not make any material difference to the overall trips agreed to use the access and roundabouts; and
- The movements as previously agreed are not at a level where safety levels would be affected.