

DESIGN & ACCESS STATEMENT, "BOWLAND MEADOWS"

Proposed Residential Development at Land off Chipping Lane, Longridge.

Submitted to Ribble Valley Borough Council on behalf of Barratt Homes Manchester.

April 2014



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1.0 - INTRODUCTION

1 INTRODUCTION

1.1 This Design and Access Statement (DAS) has been prepared by Baldwin Design Consultancy Limited on behalf of Barratts Homes Manchester in support of their Full Planning Application for residential development comprising of 106 dwellings at the site located off Chipping Lane, Longridge.

1.2 This application seeks planning permission for the development of greenfield agricultural land for residential purposes.

1.3 This document should be read in conjunction with the supporting Planning Statement, supporting technical reports and Statement of Community Involvement.

1.4 The purpose of this report is to describe the site, its context, relevant design guidance and the design concepts and principles which will inform the final design.

1.5 The structure of this document and the detail within follows the guidance from CABE's 'Design and Access Statements: How to read and use them' (2006) and Part 2, Article 8 of the Town and Country Planning (Development Management Procedure)(England) Order 2010.

1.6 A pre application discussion have been held between the design team and the Local Authority. These discussions and comments have proved useful in informing the design of the masterplan and the detailed application for phase 1.

1.7 A public consultation has been held requesting the views of the local community and stake holders within the locality. These views have been considered and where possible have been incorporated into the design. A statement of community involvement is to be submitted as part of this application.

1.8 This Statement is set out as follows:

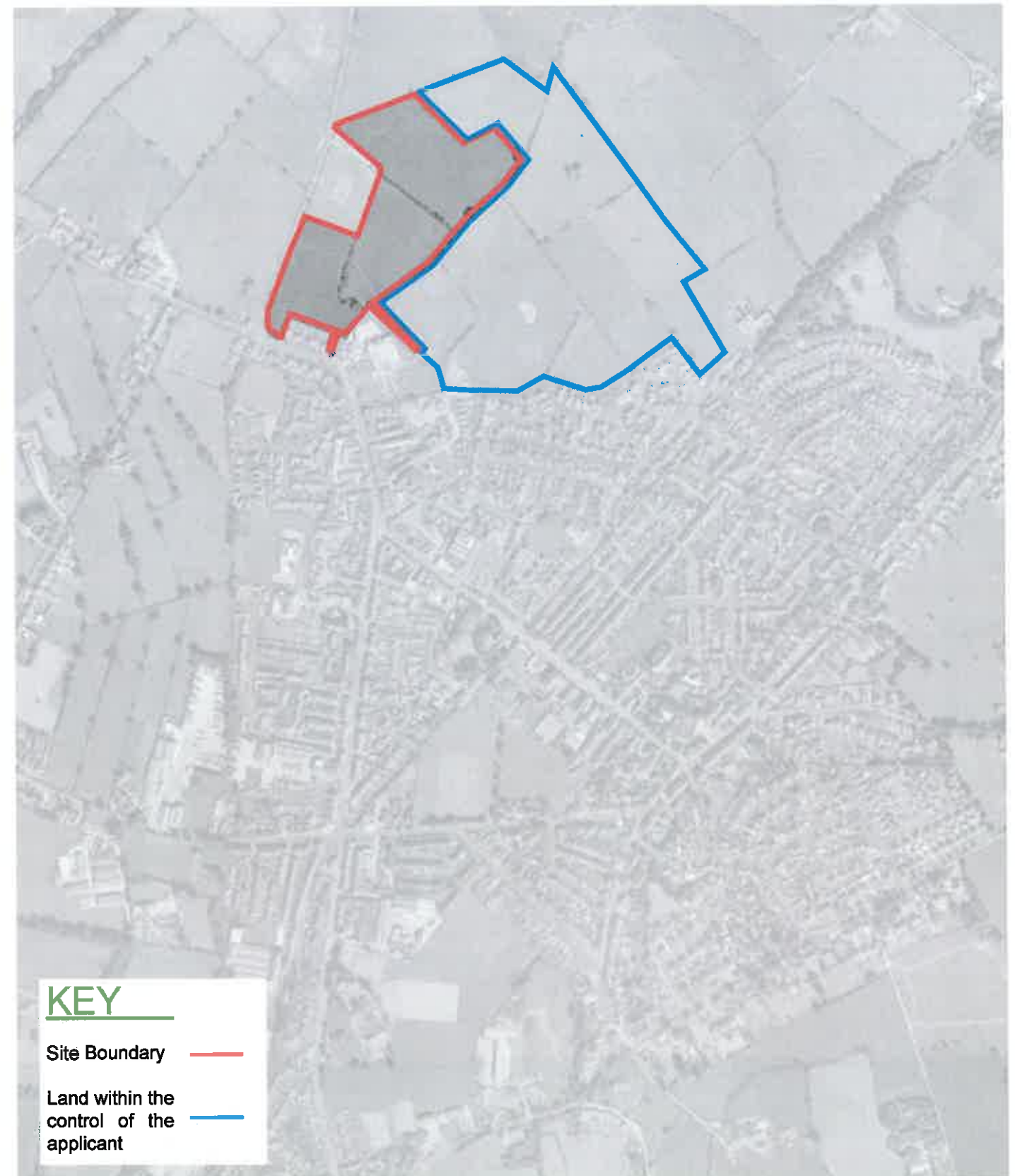
- **Section 2:** Context Analysis - an assessment of the site's wider context in terms of town structure, historic development, streets and landscape character.

- **Section 3:** Site Analysis - a more detailed focus of the site's constraints and opportunities to be read in conjunction with the site analysis previously described within the Outline approved Design and Access Statement.

- **Section 4:** Design Responses - key design principles which have informed the layout design, along with responses from the public consultation.

- **Section 5:** The Scheme - parameters for the site, supported by a final layout that demonstrates how the site can be developed in accordance with the parameters including key design principles which shows how the scheme ties into the surrounding vernacular, incorporating architectural details, materials, and scale of building, with reference to landscaping.

- **Section 6:** Summary and Conclusions



Aerial view of proposed development

2.0 - CONTEXT ANALYSIS

2 — CONTEXT ANALYSIS

Regional & District Setting

2.1 Longridge is set within the Ribble Valley District and is situated North East of Preston town centre. The site is 3 miles North of Grimsargh, 11 miles North West of Blackburn. The B6243 road links Longridge with the M6 motorway junction 31A and provides accessible links for commuters to neighbouring towns and cities.

2.2 The M55 motorway is accessible via the M6 motorway at junction 32 which runs in a east to west direction and provides links to Blackpool.

2.3 The B5269 (Cumeragh Lane) runs east to west linking the development site to Preston City centre and the B6245 (Preston Road) links Longridge with Blackburn to the South.

2.4 The site is located on the northern edge of Longridge, served of Chipping Lane, set between existing residential development and Longridge cricket club. It is a greenfield agricultural land divided into fields.

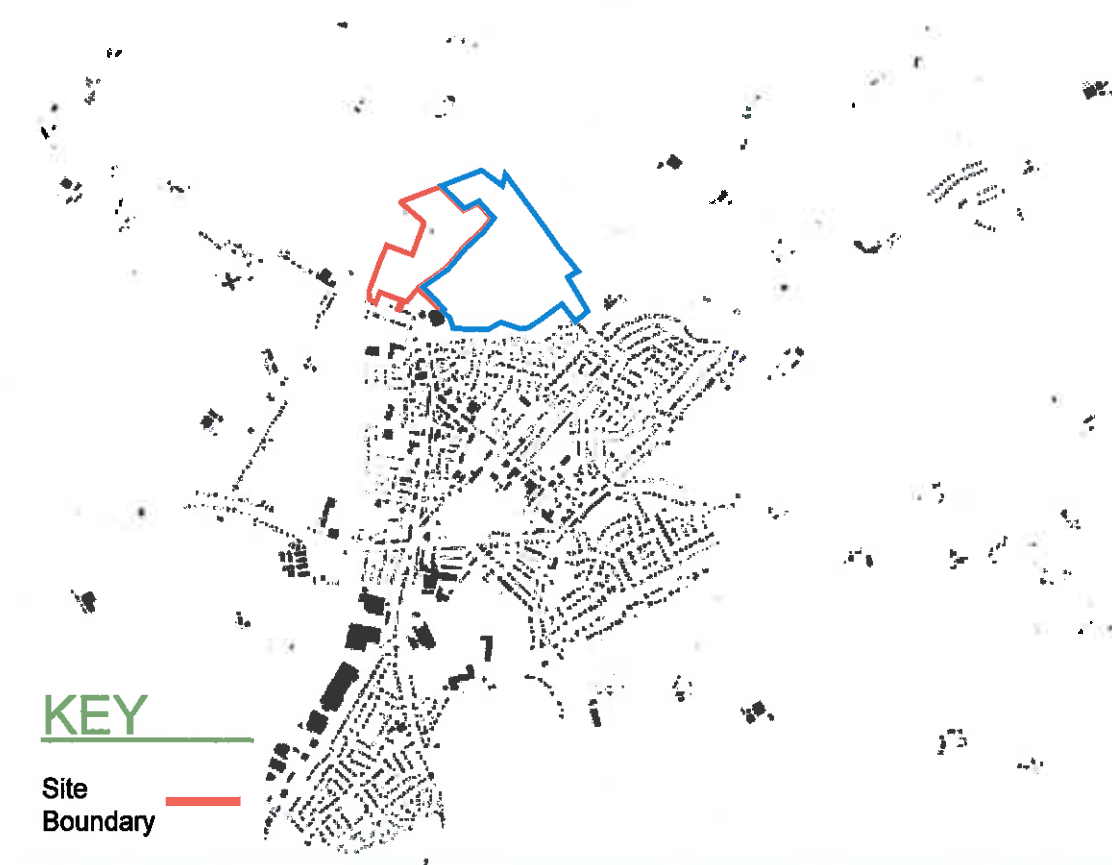
2.5 The nearest train station can be found at Fishergate, Preston city centre. Preston railway station serves neighbouring towns and villages and provides links to Manchester, Blackpool and Liverpool.



Regional Context Setting



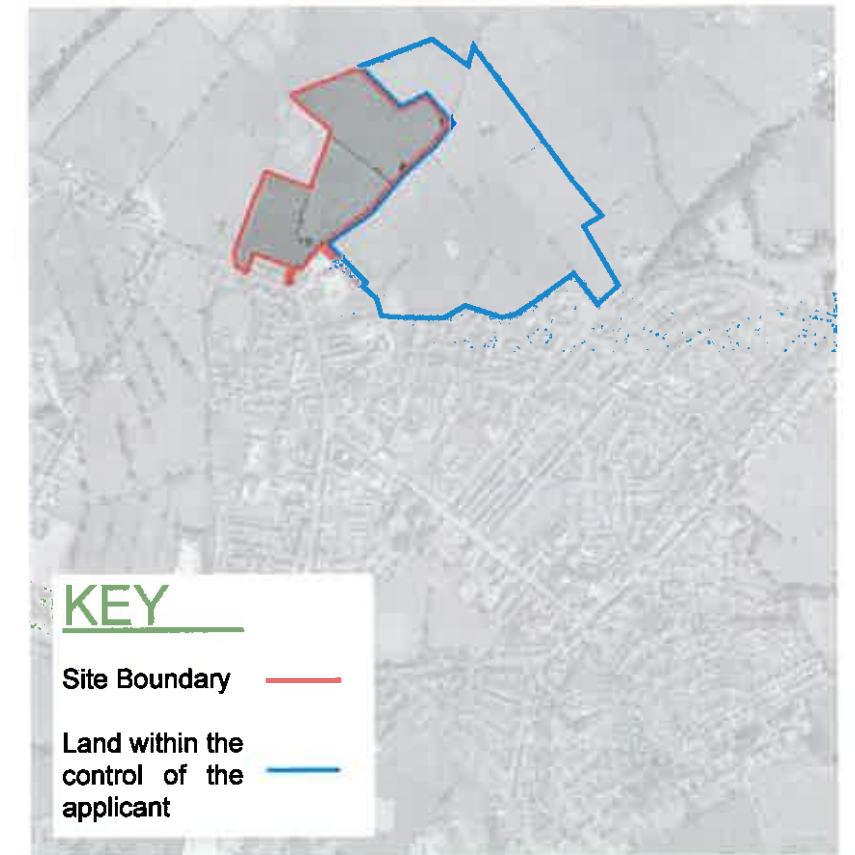
District Context Setting



KEY

Site Boundary ———
Boundary ———

Existing urban grain



KEY

Site Boundary ———
Land within the control of the applicant ———

Aerial View of Site

2 CONTEXT ANALYSIS

Contextual Environment

2.6 The site offers unique opportunities to provide green links and ecological habitat corridors throughout the entire masterplan. An ecological assessment has been carried out together with arboriculturalist tree survey and these have informed the design of the layouts.

2.7 The site is visible from outlying surrounding land and as such the design of the layouts have been tailored to appropriately address these vistas. A landscaped and visual impact assessment has been prepared and has been considered in the preparation of the layouts and overall design.

Planning Policy

2.8 The layout of the buildings have been sited to create interesting spaces and address street scenes and key views. The design has set out to create a sense of place and pinch points and enclosures have been used appropriately. Where possible planning policy interface distances have been adhered to.

2.9 A planning statement is to accompany this application and will set out in detail how the design incorporates the relevant policies.

Access and Movement

2.10 The access point has been assessed and through consultation with the design teams highway's consultant and Lancashire County Council's officer, it has been deemed that an entrance to the development could be served from Chipping Lane, subject to appropriate engineering design.

2.11 Junction details have been prepared by the design team's highways consultant and will be submitted as part of the planning application.

2.12 Links through to the wider masterplan have also been considered by the design team and are provided to a suitable standard, allowing for the initial phase to function with a future aspiration for connection.

Drainage Principles

2.13 The development site has existing watercourses and these will be utilised as part of the sustainable drainage system to remove surface water from the development. These ditches will be enhanced and the teams engineers have assessed their appropriate nature for the extraction of surface water at the appropriate rate. An engineers report will accompany this application and set out how surface water will be discharged in a sustainable manner.

Visual Analysis



View taken from development site towards cricket pitch



View towards development site of Chipping Lane



Inglewhite Road and Chipping Lane junction



View towards development site of Chipping Lane



Northernmost pond within site



Pond beyond site on northern boundary

2 CONTEXT ANALYSIS

Neighbourhood Setting

2.14 The original buildings within Longridge town centre were mainly built in the form of locally quarried stone. New housing estates have expanded the area and these have been predominately built with red and buff brick, although there are pockets of reconstituted stone developments within the town.

2.15 Neighbouring residential developments of Redwood Drive, Poplar Drive and Willows Park Lane are characterised mainly by two storey red/buff brick and rendered residential properties, with a varied mixture of built forms, typically in mews, detached and semi detached fronting the road. Reasonably sized front gardens provide adequate space for road car parking where plot boundaries to the back of the existing footpath are delineated with a varied mix of boundary treatments in the form hedge planting and low level walling/fence.

2.16 The surrounding housing stock to the development site are mainly gable ended and hipped roofed 2 storey red brick, stone and rendered buildings with pitched grey tiled roofs.

Local Setting

2.17 The site benefits from close proximity to bus stops on Chipping Lane, which provides links to Blackburn, Garstang and Clitheroe.

2.18 Chipping Lane is a rural road that makes up the western boundary. It connects with Longridge Road to the North and Inglewhite Road to the South. Longridge Town Football Club sits adjacent to the development site across Chipping Lane, with Longridge cricket club forming part of the northern boundary. Chipping Lane is undeveloped and views from the surrounding countryside can be seen from the development. An existing public house at the junction of Chipping Lane and Inglewhite Road used as a way finder, marks the beginning of Chipping Lane. Inglewhite Road is fronted by large two storey residential buildings both sides. Rear gardens to these buildings delineate the site's southern boundary in part.

2.19 There are a number of local amenities within close proximity of the development in Longridge Town Centre, including food and drink establishments, shops, pharmacy, primary school and Post Office etc. The site also has links to existing recreational spaces to the South. The site benefits from good accessibility with a number of major transport hubs in close proximity. This gives the site good accessibility to the local, regional and national road networks, including bus routes, and thus provides opportunities for modes of transport other than the car.



Existing development of Redwood Drive



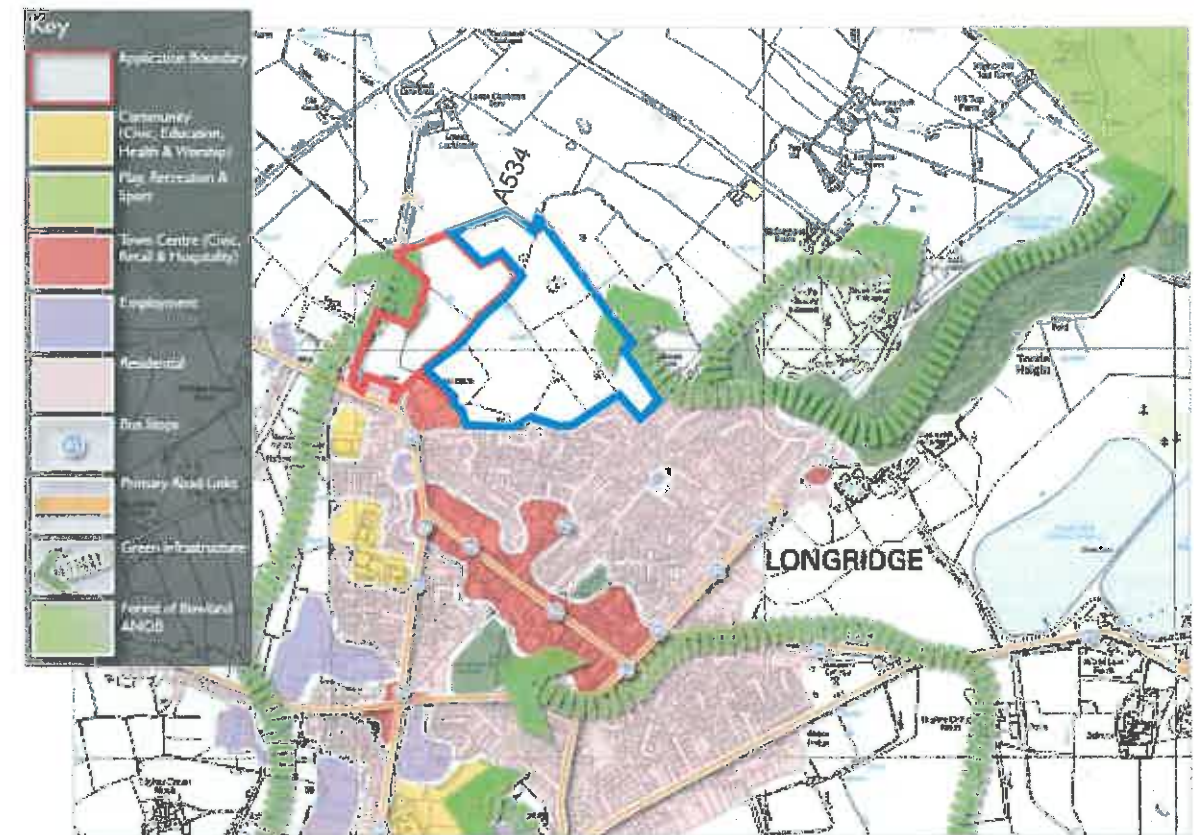
Existing development of Crumpax Avenue



Existing high street of Berry Lane



Existing supermarket



Longridge context



Existing development of Inglewhite Road

KEY

Site Boundary —

Land within the control of the applicant —

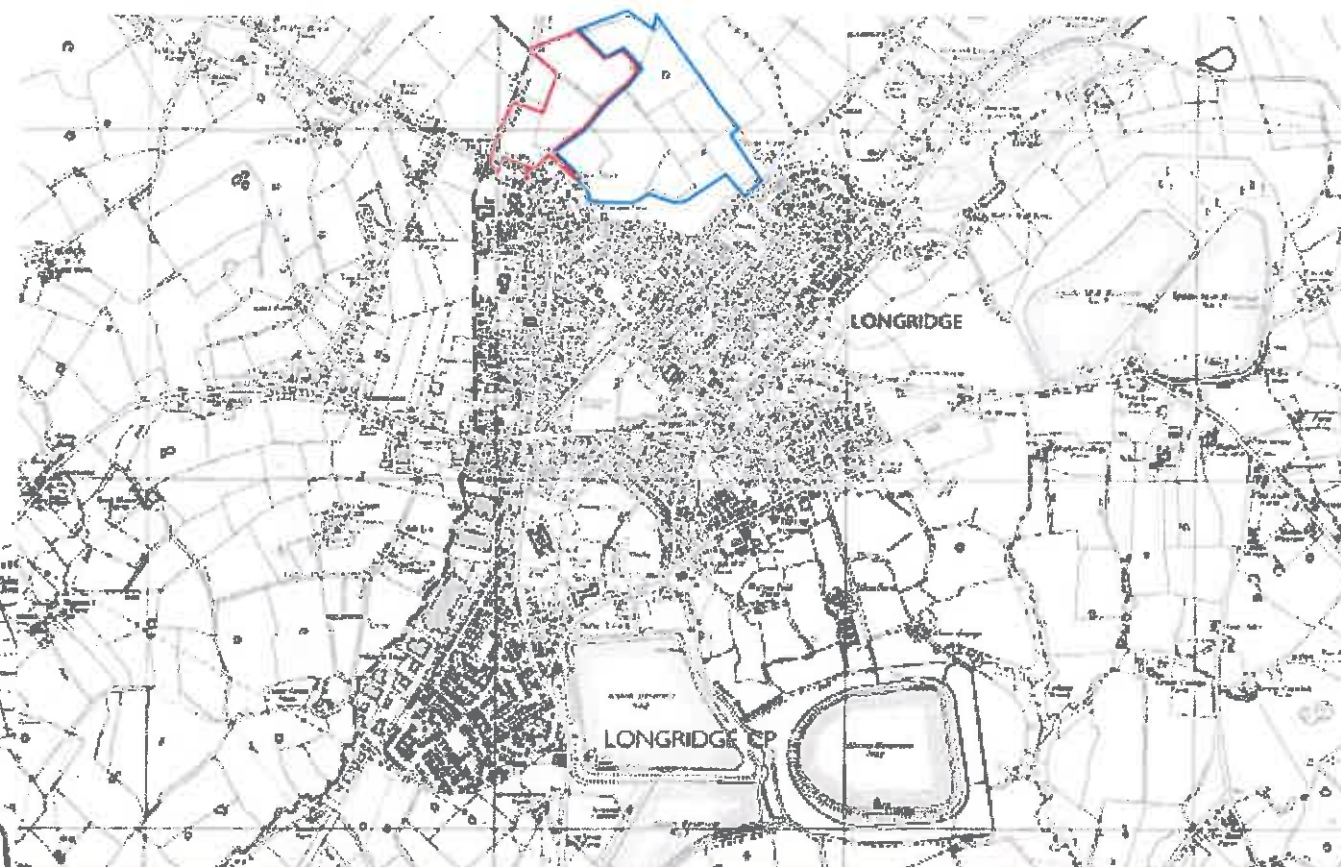
2 CONTEXT ANALYSIS

Historic Evolution

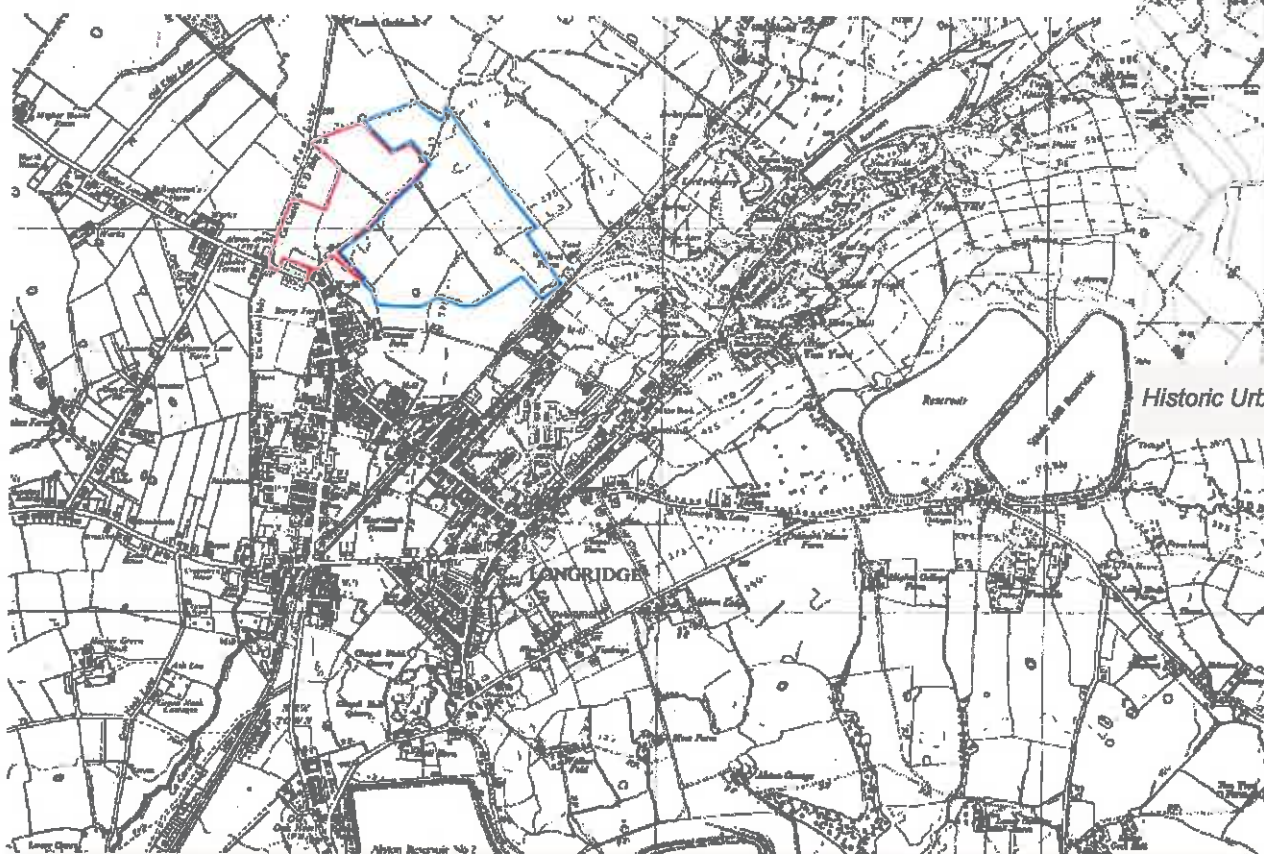
2.20 The evolution and growth of the area has expanded in alignment with population growth. The following images are a demonstration of how the local area of Longridge has expanded and become the settlement we see today.

2.21 The below demonstrates where the core of the historic centre of Longridge is located.

2.22 The adjacent image shows how the core of Longridge has had the majority of its expansion to the North and South, with limited expansion to the East and infill expansion to the West. The western expansion has been limited by the Preston and Ribble Valley Borough boundary.




Historic Urban Grain taken in 1994



Historic Urban Grain taken between 1967-1968

KEY

Site Boundary 

Land within the control of the applicant 



Current aerial view of Longridge

3.0 - SITE ANALYSIS

3 SITE ANALYSIS

Wider Site Analysis

3.1 This design and access statement sets out the principles contained within an initial phase of development contained within a wider masterplan. The wider context and constraints have been examined in detail and the initial phase has been designed to reflect the vision for the development as a whole, however, will be developable as a development site as a stand alone scheme.

3.2 Below is an image demonstrating the examination of the wider constraints and opportunities provided by the wider site and its context.



Wider Constraints and Opportunities Plan



Pond beyond site on northern boundary



Northernmost pond within site



Isolated north-eastern pond in centre of field



View south-east towards Willows Farm

KEY

Site Boundary ———
















Land within the control of the applicant ———

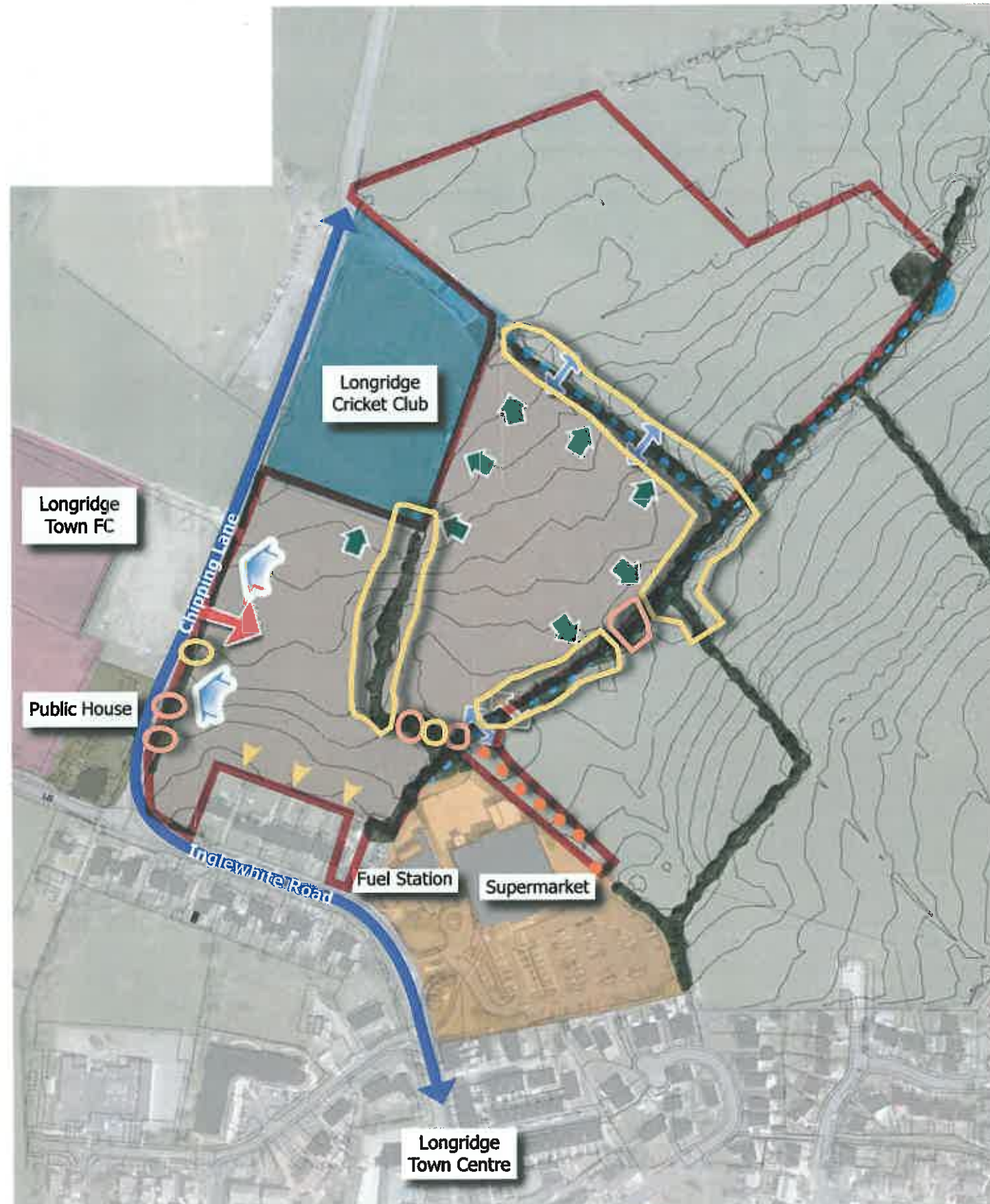
3 SITE ANALYSIS

Constraints and Opportunities

3.3 Key opportunities and constraints for the development of the site have been identified following a detailed appraisal of the site and its context. The points are summarised on the following plan.

Key

-  Existing supermarket including customer car park and filling station
-  Existing Trees/Hedgerow
-  Main access point
-  Opportunity for Pedestrian Links
-  Opportunity for future link road to further phase
-  Key Frontage to Chipping Lane
-  Opportunity for rear development
-  Existing contours
-  Opportunity for frontage development
-  Application Site Boundary
-  Existing water courses
-  Existing pond
-  Existing Category B Trees
-  Existing Category C Trees
-  Opportunity for pedestrian link to Sainsbury's car park



Constraints and Opportunities Plan

4.0 - DESIGN RESPONSES

4 DESIGN RESPONSES

Contextual Vision

4.1 As set out in the site analysis, the initial phase of development is set within a wider masterplan. The vision for this masterplan has not only been informative but has played an integral role in the design of the detailed layout of phase 1. Key linkages and routes have been considered within the existing built infrastructure together with the masterplan vision.

4.2 Below is the parameters plan demonstrating the entirety of the envisaged development area. This shows key routes, important green spaces and has set out the framework in which the detailed design has been informed.



Wider Parameters Plan



Wider Masterplan

4.3 Above is an indicative masterplan envisaged as part of the wider outline application. This shows how the initial phase will tie together with the larger scheme.

KEY

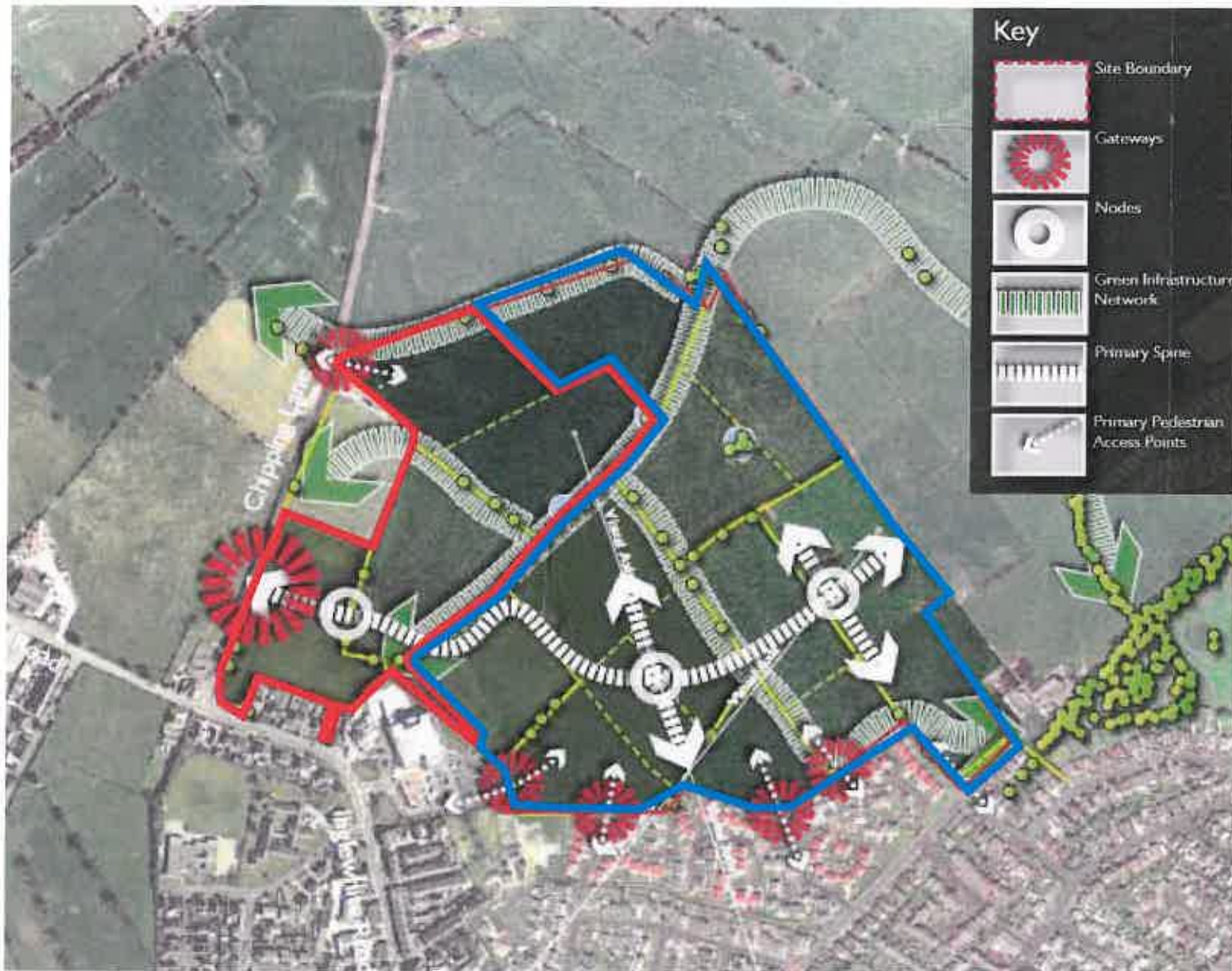
- Site Boundary ———
- Land within the control of the applicant ———

4 DESIGN RESPONSES

Green Infrastructure

4.4 The framework of the masterplan has been, in part, informed by its natural environment. These features such as existing field patterns, water courses, hedges and trees has been become a skeleton to which development can be framed. This framework of green spaces has become an integral part of the wider scheme and indeed the detail on phase 1. These green corridors provide important routes for flora and fauna as well as allowing pedestrian linkages to green destination such as the 'village meadow'.

4.5 Below is the contextual plan demonstrating the entirety of the envisaged development area. This shows key green linkages to the wider area and has set out the framework in which the detailed design has been informed.



Wider Green Infrastructure Plan



Phase 1 green linkages

4.6 Above is the detailed layout for phase 1 that highlights how key green linkages are maintained and tie together with the larger scheme.

KEY

- Site Boundary — Red dashed line
- Land within the control of the applicant — Blue solid line

4 DESIGN RESPONSES

Scheme Evolution

4.7 During the course of developing the Masterplan, options were considered to ensure the correct form of development be achieved in a final development proposal. This development process has resulted in the optimum form of development most appropriate for the area. Demonstrated below are illustrations of how the scheme has developed from the earlier stages to planning submission.



Masterplan

- Site Access to be gained of Chipping Lane.
- Outwardly faced development served of private drives to the northern boundary.
- Retention of existing hedge/trees and brook within development.
- Three metre cycleway/footpath to follow development's main spine road.
- Focal points set in key locations throughout the scheme
- Massing and height of built form to central focal point increased.
- A network of internal roads creating good connectivity.
- Pedestrian links provided to the northern boundary.
- Rear development to existing properties of Inglewhite Road.
- Pedestrian links set throughout development, particularly along existing hedgerows.
- Sufficient set back from neighbouring supermarket service yard.
- Proposed development to follow existing build line to Inglewhite Road.



Concept Scheme

- Site Access to be gained of Chipping Lane.
- Dwellings facing Chipping Lane splayed at site entrance to create generous buffer to road.
- Development served of private drives to front cricket pitch and open fields to the North.
- Sales area garage to front Chipping Lane at site entrance
- Retention of existing hedge/trees and brook within the development.
- Three metre cycleway/footpath to follow development's main spine road.
- Arrival square added to spine road.
- Focal points set in key locations throughout the scheme
- Massing and height of built form to central focal point increased.
- A network of internal roads creating good connectivity.
- Link road shown to further phases.
- Rear development to existing properties of Inglewhite Road.