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LAND TO THE SOUTH OF WHITEACRE LANE, BARROW  
OUTLINE PROPOSAL FOR RESIDENTIAL DEVELOPMENT  
**DESIGN AND ACCESS STATEMENT**

on behalf of  **REDROW**

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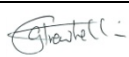
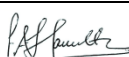
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### Document Control

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# 1 Introduction, the Site and its Surroundings

- 1.1 The purpose of this Design and Access Statement (DAS) is to explain how the proposed development will lead to the creation of a high quality place which responds to both its context and the natural features of the subject land.
- 1.2 The planning application is submitted in outline. At this stage only the point of access is fixed. The detailed design of buildings, the layout and the treatment of external spaces will be addressed through one or more reserved matters application. In this instance the DAS will focus on those matters which should inform decisions on detailed design.
- 1.3 The DAS is structured to provide assessment and guidance under the following headings:
  - Use and amount
  - Layout and scale
  - Landscape treatment and appearance
  - Access and transport links.

## The Site

- 1.4 The subject land comprises two field units on the south side of Whiteacre Lane in Barrow. It is around 1.49ha in extent. To the east is the A59 in a deep cutting, to the west is a complex of residential apartments and to the north is a linear housing development (The Acres). As a consequence, the subject land is well contained. Only the southern boundary has an interface with open countryside.
- 1.5 The subject land is, to a large extent, open pasture but it is enclosed by hedgerows and trees (for more detail refer to the Landscape and Visual Assessment and the Tree Report).



Figure 1 Site Plan

## The Surroundings

- 1.6 Barrow is an expanding village. It is well located along the A59 corridor – the key route through the Ribble Valley. It also benefits from proximity to the higher order settlements of Clitheroe and Whalley. There are public transport routes between Barrow, Clitheroe and Whalley.
- 1.7 Barrow is one of the larger villages in Ribble Valley. There is a commensurate range of facilities and services. There is a primary school, public houses and a nursery. Significantly, there is also the Barrow Enterprise Park – a strategic location for employment in the Ribble Valley. The original permission for the Barrow Enterprise Park was for around 46,500 square metres of business floorspace across an area of 20 hectares. However, as this development has evolved a range of other uses have been introduced including a restaurant, a logistics unit, a co-operative petrol filling station and convenience store and residential development.



Figure 2 Context Plan

## 2 Use and Amount

- 2.1 Barrow is considered to be one of the more sustainable settlements in the district of Ribble Valley. It is given the status as a Tier One village in the Council's recent report 'Development Strategy: Defining the More Sustainable Settlements and Patterns of Housing Development' (April 2014).
- 2.2 The National Planning Policy Framework (NPPF) gives a presumption in favour of sustainable development, particularly where the relevant development plan policies are out of date as is the case with housing supply and distribution policies in the district of Ribble Valley.
- 2.3 The strong bias in favour of sustainable development and the fact that Barrow has the hallmarks of a sustainable settlement provide the justification for residential use as the subject land.
- 2.4 The development does fall in open countryside at the edge of Barrow, just beyond the settlement boundary. However, this boundary was established in an entirely different context and is now accepted to be out of date.
- 2.5 To meet housing needs in the district of Ribble Valley (and to boost the supply of housing in accord with NPPF) it is inevitable that a significant amount of new housing will be on land at the edge of settlements.
- 2.6 The proposed housing development on land to the south of Whiteacre Lane represents one of the most sustainable options for expanding the settlement of Barrow.
- 2.7 The residential use of the subject land will be mainly geared towards meeting the needs for family accommodation. There could, however, be the opportunity to include single storey units that will better meet the requirements of ageing households.
- 2.8 The amount of development proposed can only be indicative at the stage of an outline planning application. For the purpose of assessment and taking into account the character and features of the site it is assumed that the capacity is for around 25 units. In gross terms this represents a density of 17 units/hectares across a site of 1.49ha in extent. This reasonably low density resonates with the residential character of Whiteacre Lane where detached housing in generous plots are the norm.
- 2.9 The amount of development will be influenced by several site specific considerations including:
  - (1) A degree of consistency with the character and density of existing development along Whiteacre Lane. Existing housing is in a linear arrangement, largely comprising detached housing in generously proportioned plots.
  - (2) The need to take account of the physical attributes of the site, particularly trees and hedgerows.
  - (3) The need to account for the interface with open land on the southern boundary of the subject land.
  - (4) The need to account for any impacts on layout associated with noise generated by traffic on the A59.

### 3 Layout and Scale

3.1 There are a number of factors that influence the amount of development (see Section 2 of this DAS) which, self-evidently, influence the layout and scale of the development. As stated previously these are:

- (1) Recognition of the generally low density of development in the wider context along Whiteacre Lane.
- (2) The objective to incorporate trees and hedgerows into the essential structure of the development.
- (3) The need to achieve a satisfactory relationship with open land along the southern boundary and with the A59 along the eastern edge.

3.2 In addition, there are other influences that will impact on design decisions relating to the layout of housing. These are:

- (1) Individual points of access to serve houses along the Whiteacre Lane frontage are not encouraged. A single access is proposed along with lengths of access way running parallel with Whiteacre Lane. Housing will then front onto Whiteacre Lane. This is illustrated in Figure 3.

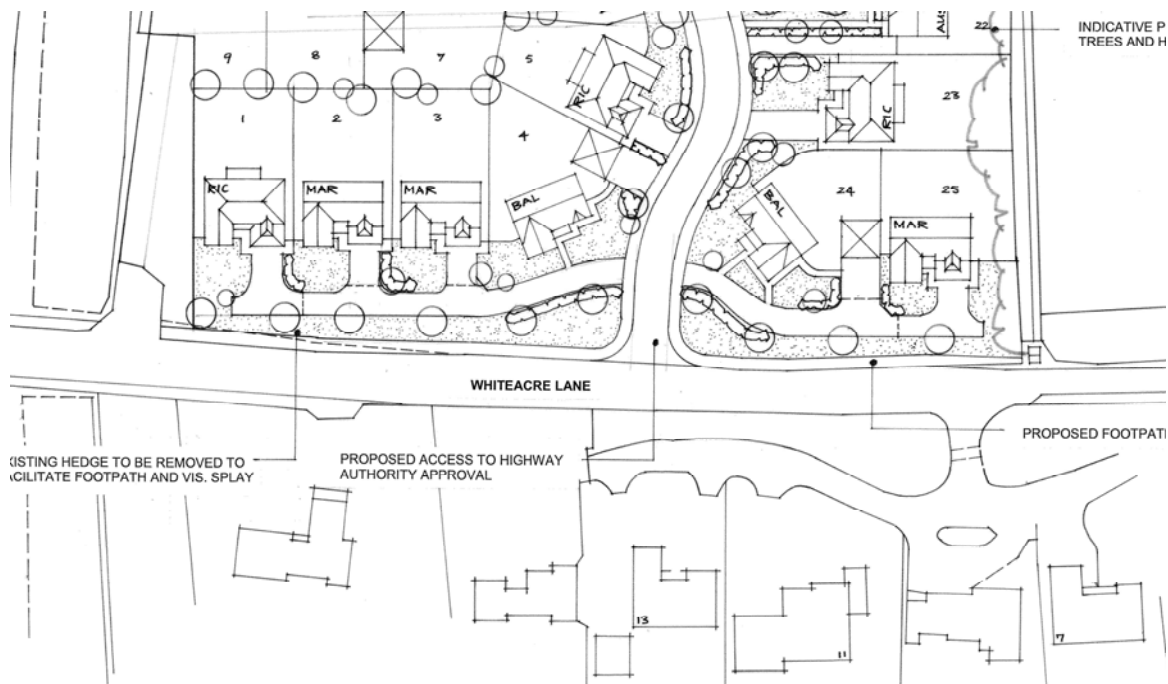
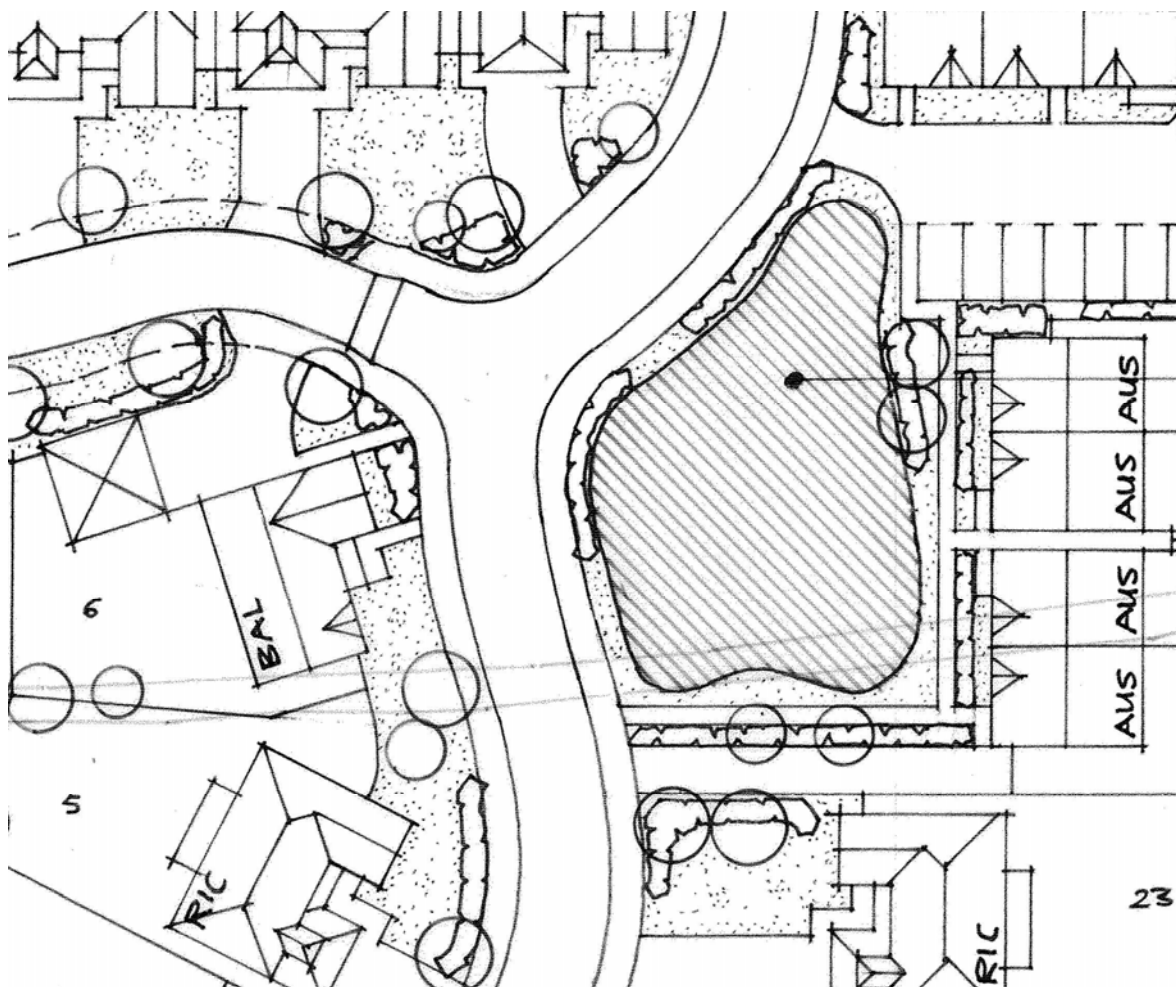


Figure 3 Layout Along the Whiteacre Lane Frontage

- (2) There is a potential need for a surface water attenuation feature. This could be in the form of a pond, giving a focal point for the layout of the development



**Figure 4 Incorporation of a Surface Water Pond as a Focal Point**

- 3.3 The layout is expected to be predominantly detached houses but there is potential for short terraced blocks at selected locations in the development (Figure 4).
- 3.4 The scale of the buildings will be domestic. At most the height of the housing will be a conventional two and a half storeys. There are opportunities to incorporate single storey bungalows into the layout.



## 4 Landscape Treatment and Appearance

4.1 The landscape treatment will build on the existing natural assets at the subject land.



1



2



3



4



5





- 4.2 The site is well-contained by existing trees and hedgerows. With the exception of the hedge along Whiteacre Lane where visibility splays needed to be created, boundary trees and hedgerows should be retained where possible. New planting should give added strength to the boundary. There are individual hedgerow trees along the field boundary that bisects the site. Every opportunity should be taken to incorporate the better quality hedgerow trees into the layout of new development.
- 4.3 The appearance of the housing should echo some of the appropriate features of existing development along Whiteacre Lane, some of which are shown in the photographs below.



- 4.4 This is an edge of settlement location and, as such, it is appropriate to embed in the appearance of the development elements that are commensurate with the character of a Lancashire village. In this sense, it would be appropriate to make use of shared surface access lanes through the development as a way of overcoming roads that are suburban in appearance. Similarly, the treatment of boundaries should be biased towards hedges and railings rather than walls and fences.
- 4.5 Landscape treatment is important to the overall appearance of the development. A comprehensive and well-considered landscape scheme using appropriately selected indigenous species will be used to assimilate the housing development into the wider landscape. Existing hedgerows which are retained should be augmented by planting up any gaps and planting new hedgerow trees.

## 5 Access and Transport Links

- 5.1 The point of access to the development from Whiteacre Lane has been positioned so as to achieve reasonable sight lines in both directions. In order to maintain these sight lines the existing hedgerow will need to be repositioned.
- 5.2 The use of shared surface access ways in the development will lessen the appearance of formality and will also serve to reduce vehicle speeds as drivers become more aware of the needs and safety of other road users.
- 5.3 The organic approach to development layout can also be reinforced by access roads that are sinuous rather than in a grid form.
- 5.4 The site is generally at one level. This will allow movement around the development for those with limited mobility.
- 5.5 Pedestrian access to the development will be improved by incorporating a footway along the Whiteacre Lane frontage of the subject land.
- 5.6 Whalley Road is the principal bus route through Barrow. The bus services provide links to Clitheroe and Whalley, both a short distance away where there are connections to the rail network. Bus and rail access from the subject land is provided for.
- 5.7 Whalley Road also leads to the centre of Barrow where local facilities (school, nursery, public houses) are located. For pedestrians there are further links to the Barrow Enterprise Park where there are employment opportunities, convenience retail and other services. This is within walking and cycle distance of the subject land.