



**PROPOSED EMPLOYMENT DEVELOPMENT
LAND AT
BLACKBURN ROAD, HOTHERSALL
LONGRIDGE**

DESIGN AND ACCESS STATEMENT

Job No. 5220

Rev 1.00_ April 2017

1.0 INTRODUCTION

- 1.1 This Design and Access Statement relates to the proposed development of land south of Blackburn Road, Hothersall, Longridge on behalf of BKW Developments. It is in support of an outline planning application to provide mixed Class B1, B2 and B8 employment floorspace along with associated parking and infrastructure. The proposal also includes the opportunity to provide an alternative access route and pupil transport pick-up / drop-off point and waiting area for Hillside Specialist School and College.
- 1.2 The application seeks to provide an appropriate commercial development, suited to meeting the full range of local employment needs and job creation over the next 10 years in Longridge and the surrounding part of Ribble Valley.
- 1.3 The illustrative layout is designed to protect and utilise existing site features, as well as proposing enhance landscaped boundaries to reduce any visual impact of the site.



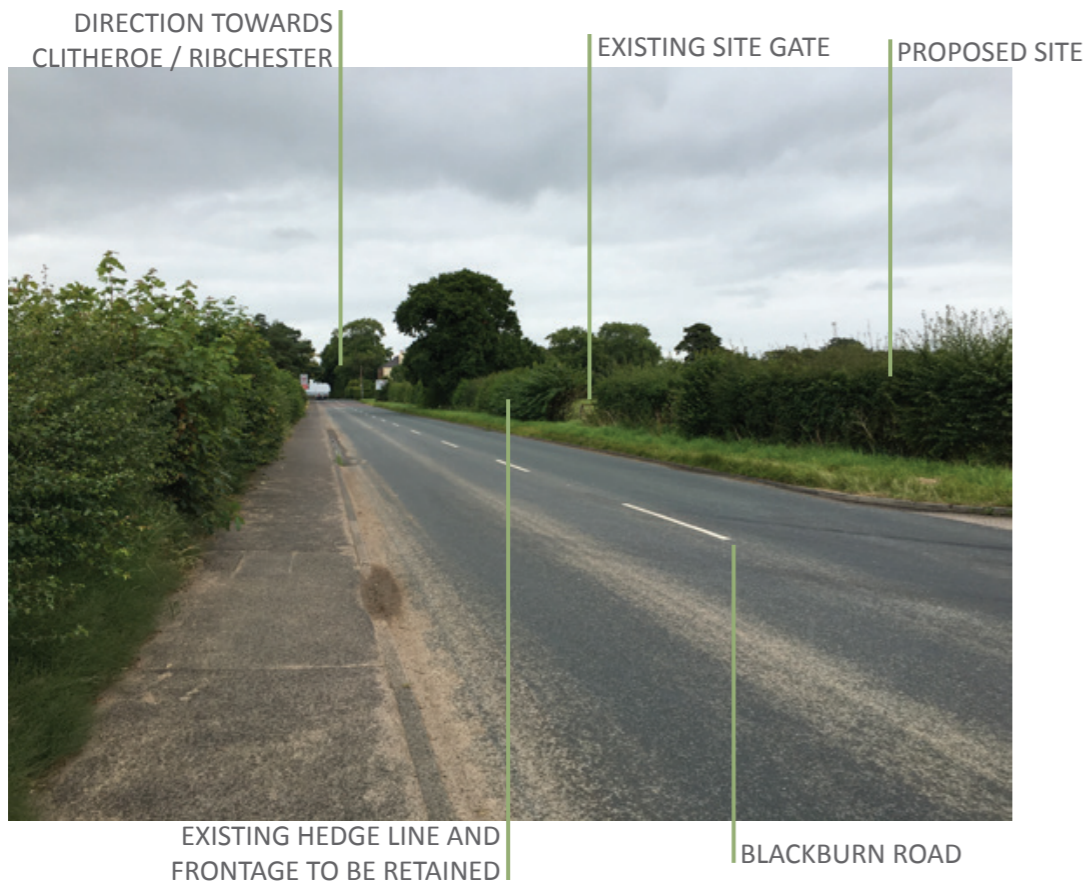
2.0 EXISTING

- 2.1 The proposed site is located to the south of Blackburn Road in a sustainable location on the eastern approach to Longridge, immediately west of the Taylor Wimpey housing development that is currently under construction, without impacting its amenity.
- 2.2 The existing land use is agricultural which is bordered by commercial uses at Higher College Farm to the southwest, Blackburn Road to the north, a number of residential houses clustered around the Corporation Arms PH to the northeast, Hillside school to the east and agricultural land to the south.
- 2.3 The following photographs and the opportunities and constraints plan, show the existing context of the site and the considerations which have influenced the design of the illustrative layout.
- 2.4 Surrounding site factors include the need to protect the amenities of residential properties, the preservation of existing trees, hedgerows, ponds and natural features wherever possible, safe and secure vehicular, cycle and pedestrian access onto Blackburn Road and the opportunity to provide an alternative means of access, drop-off and collection for pupils attending Hillside Specialist School and College.
- 2.5 Existing site features including boundary trees, hedgerows and the ponds within and adjacent to the site, will be retained and the site boundaries will be thickened and enhanced with increased native planting.



2.4 VISUAL SITE ANALYSIS

VIEW FACING SOUTH TOWARDS THE SITE ON BLACKBURN ROAD



VIEW FACING WEST TOWARDS LONGRIDGE



VIEW FACING SOUTH TOWARDS THE SITE ON BLACKBURN ROAD



2.5 EXISTING SITE ANALYSIS - OPPORTUNITIES AND CONSTRAINTS



LEGEND

- SITE BOUNDARY
- EXISTING TREES / HEDGES
- APPROXIMATE CULVERT POSITION
- ACCESS POINT
- FIELD BOUNDARY
- RESERVOIR
- ROAD
- EXISTING ACCESS TO HILLSIDE SCHOOL
- TAYLOR WIMPEY HOUSING DEVELOPMENT 3/2015/0065
- LOWER DENSITY DEVELOPMENT
- EXTENDED LANDSCAPING BUFFER
- FRONTAGE DEVELOPMENT
- POTENTIAL TO PROVIDE ALTERNATIVE ACCESS AND PUPIL TAXI PICK-UP / DROP-OFF WAITING AREA FOR HILLSIDE SPECIALIST SCHOOL AND COLLEGE
- EXISTING ACCESS ROAD FOR HILLSIDE SCHOOL
- BOUNDARY AREAS TO BE ENHANCED BY LANDSCAPING TO DEFINE AND PROVIDE SCREENING
- PROPOSED NEW HEDGE
- BOUNDARY TO POND AND TREES TO BE PROTECTED