

## 3.0 THE PROPOSAL

- 3.1 The proposed illustrative site layout shows the potential to accommodate up to nine buildings of various sizes, for office, research and light-industrial use (Class B1), general industrial use (Class B2) and/or storage (Class B8). The site enables an efficient layout to be provided within the existing field boundaries and allows spaces around the outside of the development to be planted to provide screening. The buildings will be low rise and can be designed and finished in suitable materials and colours to limit and mitigate their appearance in the landscape, and to have the appearance of agricultural buildings.
- 3.2 The illustrative layout reflects the two parts of the site. To the west is the main site, where the vehicle access point is located off Blackburn Road. This can accommodate approximately 8,000 sqm of floorspace (80% of the proposed total accommodation), in a range of building types and footprint sizes. Office accommodation will create an appropriate roadside frontage to the development set behind the existing hedgerow boundary and highway verge. The larger employment spaces will be contained and screened to the rear of the offices, and served by central parking, deliveries and circulation space.
- 3.3 The eastern part of the site provides the opportunity for future expansion, and the potential to provide a suitable vehicular connection to Hillside Specialist School and College. Land can also be made available to accommodate passenger transport vehicles and taxis before they collect or drop off pupils so they do not need to wait and queue on the highway and in front of properties on Ribchester Road. Any development in this part of the site will be sensitively designed so it does not conflict with the School, suitable off-set distances and comprehensive landscape buffers will be provided on the eastern and northern boundaries. Building heights will also be limited and only low-level and compatible Class B1 uses will be permitted in this part of the site.
- 3.4 The indicative layout responds to the natural form, ground levels and landscape features within and enclosing the site. It has been informed by tree and ecological surveys and is designed to meet necessary technical standards and occupier requirements, including parking and commercial vehicle swept path / tracking movements.

### 3.5 ACCESS

The vehicular access to the site will be from Blackburn Road where there is an existing agricultural access and field gate. The proposed entrance location will be re-located to the east so the tree on the road frontage (T1 - see Arboricultural Impact Assessment) is retained. The entrance is positioned to provide safe and suitable access from the highway without conflicting with agricultural traffic and provides good visibility in both directions. The speed limit on Blackburn Road on the approach to Longridge can also be modified if necessary. Full details of the highway and access proposals are provided in the Transport Statement accompanying the planning application.

- 3.5 The indicative parking provision is designed to meet the standards required by the range of permissible B1, B2 and/or B8 uses, and is integrated with additional landscaping to avoid large areas of hardstanding.



# 3.6 OUTLINE PROPOSED LAYOUT

NOT TO SCALE



## 4.0 CONCLUSION

In conclusion, the proposed scheme had been designed to sensitively reflect and respond to its surrounding context and the local area.

The proposal offers the potential to provide a flexible range of office, light industrial and general industrial and storage floorspace, which will meet local demand requirements and help the creation of new employment opportunities in Longridge and the surrounding area, for the next 10 years.

The proposal is contained by and retains existing landscaping features, as well as proposing significant enhancement of the north, east and southern boundaries to ensure there is no conflict with nearby residential properties and Hillside Specialist School and College, as well as screening the development from countryside views to the south. The proposal occupies a suitable and sustainable location on the approach to Longridge but is sufficiently off-set from established residential areas on the edge of the town, and is provided with good pedestrian, cycle and public transport connections.





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

**DESIGN AND ACCESS STATEMENT**