



Standen Estate, Clitheroe

Response to Lancashire Garden Trust comments on views from the site.

Background

This document supplements information in the Design and Access Statement in response to comments received from consultees on the submitted outline application with reference to views out of and across the site, particularly to Clitheroe Castle.

The Design and Access Statement (DAS) contains a Landscape Framework which sets out the principles that will drive a high quality development and provide guidance which should be applied in future reserved matters applications. This includes a recognition of the need to provide views to Clitheroe Castle and other views that reinforce local identity and provide a sense of character. The DAS also includes an Illustrative Master Plan that shows how, in outline form, the development could respond to the objectives and principles that the DAS sets out. This illustrative plan is necessarily broad brush at this stage – a greater consideration of the issues and a more detailed response must be sought and delivered at the reserved matters stage. This paper expands on the information in the DAS in order to provide surety that the design principles can be met. It does not attempt to provide the finely detailed and fully resolved design response appropriate to the reserved matters stage.

Comments received

Extract From Lancashire Garden's Trust (LGT) 16th November 2012:

Clitheroe Castle - View from Within the Site

The Design and Access Statement (DAS) describes the process by which the masterplan evolved and the retention of major features, e.g. the course of the Roman Road, existing hedges, trees and watercourses within the site which form significant green linkages and allow views to major features outside the site such as St James' Church tower.

Whilst these links are welcomed as far as they go, they do not retain an important view to the Castle from the higher parts of the development site, i.e. towards the Castle keep from Worston Old Road (from a point approx. 100m south of Four Lane Ends Cottage). This view is not indicated or recognised in the DAS p20, and would be lost in the current development proposals. The LGT objects to this omission and requests that the layout is amended to accommodate this key view, perhaps by widening the green corridor in a southward direction opposite Four Lane Ends Cottage, or by forming a new green corridor along the line of the view. This important line of sight crosses the Potential Primary School site, and the future school, (or any other) buildings eventually proposed will likewise need to accommodate this important visual connection between the Castle keep and its wider landscape setting.

Response

LGT has identified an important view of Clitheroe Castle at a specific point on Worston Old Road and expressed concern about its loss.

Intermittent views of the Castle are available at points along Worston Old Road but these are generally interrupted at eye level by the hedgerow in the foreground and, by hedgerows, trees and development around Shays Drive in the middle distance.

The following photographs illustrate this point.

Photograph locations – all views look towards the Castle Keep.



The plan shows the development plots from the Illustrative Master Plan superimposed on an aerial photograph.

View point 3. Is approximately 100m south of Four Lane Ends Cottage (referred to as a location by LGT) and shows the Castle Keep emerging over the rooftops of properties around Shays Drive.



View 1 – Castle Keep visible above trees



View 2 – Castle Keep visible above roofs of housing



View 3 – Castle Keep visible above roof of housing



View 4 Castle Keep visible behind tree line in winter view



View 5 – Castle Keep obscured by tree line/hedgrows



View 6 – Castle Keep visible above hedgerows

Recognising the restricted nature of these views across the site the DAS places greater emphasis on views out of the site from within. The Illustrative Master Plan shows how opportunities for permanently secured views within the development can be incorporated. These are linked to public routes through the layout, particularly on the higher parts of the development site to the east. This includes the existing PROW from Pendle Road to Worston Old Road (view 8) and a new public route in a green corridor which bisects the site and links to Worston Old Road (view 7).



View 7 – Castle Keep visible (approx. line of new public route/green corridor on Illustrative Master Plan)



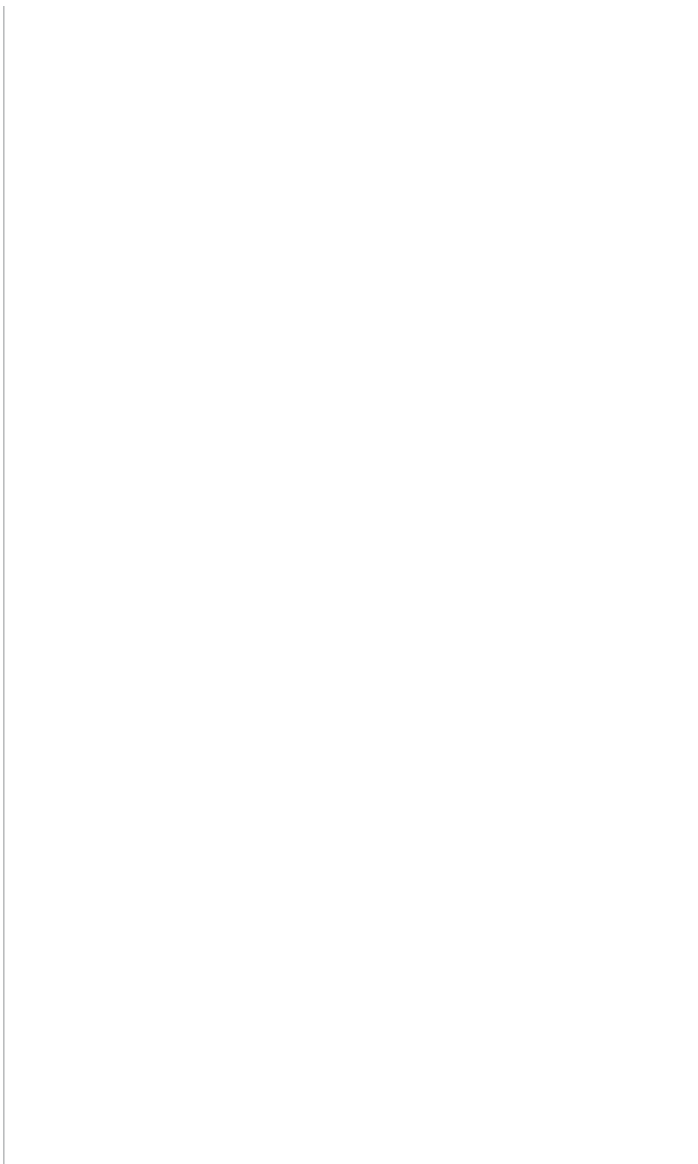
View 8 – Castle Keep visible above roof of housing (approx. location of ‘community hub’ space in Illustrative Master Plan)

The DAS establishes the principle that key views out of the site, including the Castle, are important and should be responded to (p60 & p77). The exact nature of both glimpsed views and more structured views will be determined in detail at the reserved matters stage when a detailed layout for the site will be available and the form of the proposed buildings within the development known.

Conclusion

The Illustrative Master Plan identifies that revealed views towards the Castle can be included in the layout – these are from new and existing public routes within the site which can provide an opportunity for clearer, less restricted views of the Castle Keep than are currently available from Worston Old Road.

Glimpsed Views of the Keep from Worston Old Road looking through the new development can be incorporated in the final layout. The best opportunity for this might be along the line of the new public footpath onto Worsten Old Road as the alignment of the Castle at this point avoids housing development around Shays Drive. (View 7) The detail of this will need to be considered at the reserved matters stage when the final form and location of proposed buildings will be known.



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