



RIBBLE VALLEY
BOROUGH COUNCIL

18 NOV 2011

For office use only

Application No.

320110959P

Date received

Fee paid £

Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Application for Outline Planning Permission With Some Matters Reserved.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr & Mrs	First name:	Peter	Surname:	Pearson		
Company name:							
Street address:	65 Whalley Road				Country Code	National Number	Extension Number
	Langho				Telephone number:		
					Mobile number:		
Town/City:	Blackburn				Fax number:		
County:	Lancashire				Email address:		
Country:	England						
Postcode:	BB6 8EF						
Are you an agent acting on behalf of the applicant?							
☒ Yes ☐ No							

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Guy	Surname:	Pearson		
Company name:							
Street address:	75 Beech Road				Country Code	National Number	Extension Number
	Hale				Telephone number:	07982505311	
					Mobile number:		
Town/City:	Altrincham				Fax number:		
County:	Greater Manchester (Met County)				Email address:		
Country:							
Postcode:	WA159HY				cguy.pearson@btopenworld.com		

3. Description of the Proposal

Please indicate all those reserved matters for which approval is being sought:

☒ Access ☐ Appearance ☐ Landscaping ☒ Layout ☐ Scale

Please describe the proposal:

Application for outline planning permission for the demolition of an existing garage and the erection of two detached dwellings including details of layout and access with all other matters reserved, at land adjacent to 65 Whalley Road, Langho.

Has the building or works already been carried out? ☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:	65	Suffix:	
House name:			
Street address:	WHALLEY ROAD		
	LANGHO		
Town/City:	BLACKBURN		
County:			
Postcode:	BB6 8EF		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	370340
Northing:	434047

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☒ Yes ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	Mr	First name:	Graeme	Surname:	Thorpe
Reference:	RV\2010\ENQ\00184				
Date (DD/MM/YYYY):	27/05/2010	(Must be pre-application submission)			

Details of the pre-application advice received:

Contained in letter dated 27/05/2010
Recommended submission of a tree survey which is included in this application.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☒ Yes ☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes ☐ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Drawing 001 Parameters Plan
Drawing 004 Schematic Access Plan

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

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Walls - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Roof - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Windows - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Doors - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Boundary treatments - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Lighting - add description

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Others - description:

Type of other material:

not applicable

Description of *existing* materials and finishes:

not applicable

Description of *proposed* materials and finishes:

not applicable

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawing 002 Illustrative Layout & Streetscape

Design and Access Statement Rev-1 November 2011

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	4	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☒
Septic tank ☐ Cess pit ☐
Other

Are you proposing to connect to the existing drainage system? ☐ Yes ☐ No ☒ Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

☐ Yes ☒ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☒ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☐ Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

b) Designated sites, important habitats or other biodiversity features

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

c) Features of geological conservation importance

☐ Yes, on the development site ☐ Yes, on land adjacent to or near the proposed development ☒ No

14. Existing Use

Please describe the current use of the site:

Garden, detached garage and hardstanding in relation to 65 Whalley Road.

Is the site currently vacant? ☐ Yes ☒ No

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☒ Yes ☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

☒ Yes ☐ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

17. Residential Units

Does your proposal include the gain or loss of residential units?

☒ Yes ☐ No

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Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses				2	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

2

Market Housing - Existing

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses					
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Existing Market Housing Total

0

Overall Residential Unit Totals

Total proposed residential units	2
Total existing residential units	0

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☐ Yes ☒ No ☐ Unknown

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	

21. Site Area

What is the site area?

980

sq.metres

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

not applicable

Is the proposal for a waste management development?

☐ Yes ☒ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent ☐ The applicant ☐ Other person

25. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ☒

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

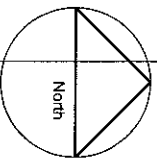
Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.



Date

[illegible]

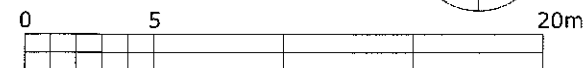
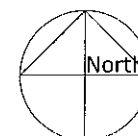
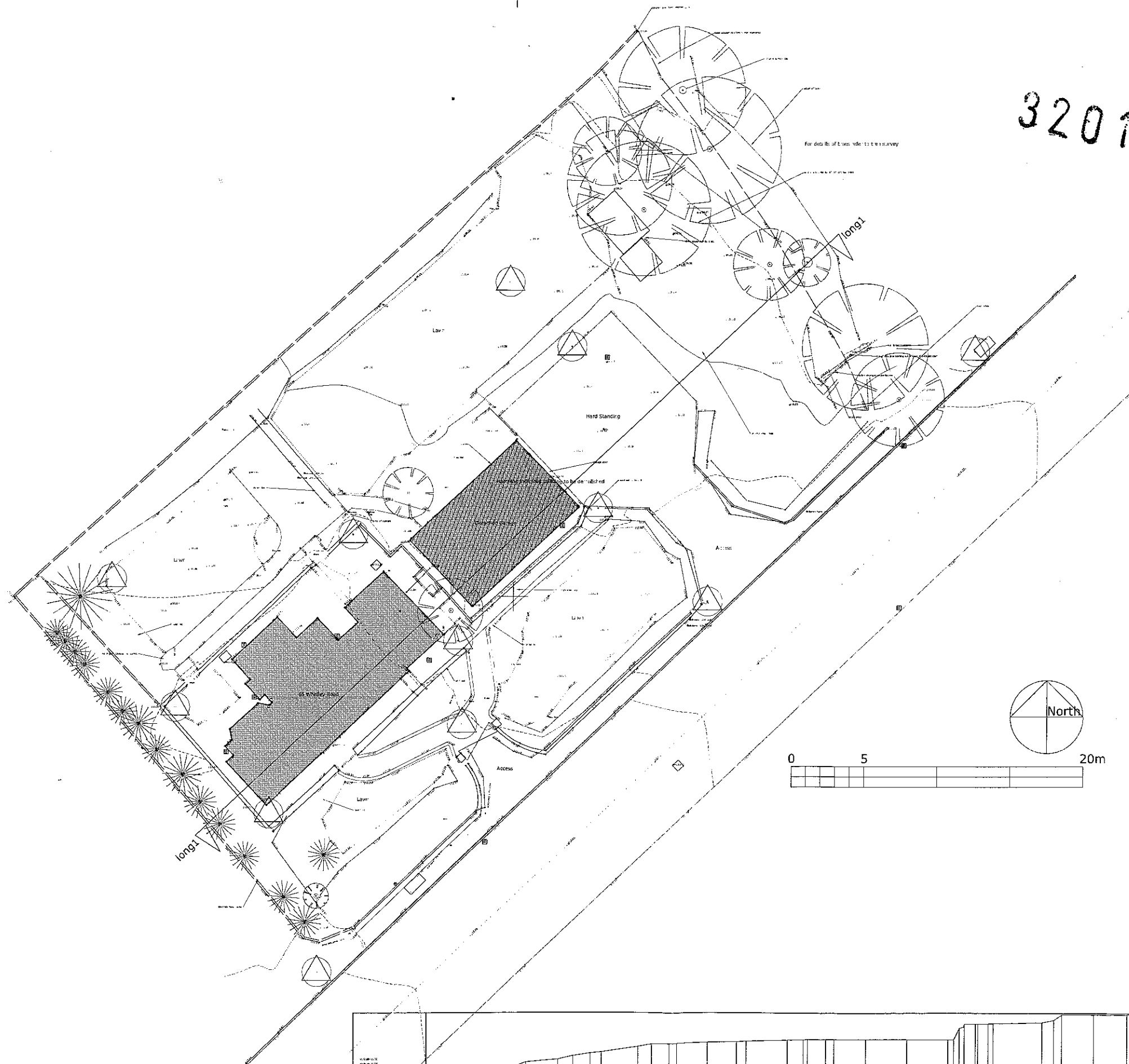
Revision __ Date ____ Comments ____

10

Land in the Applicant's ownership

Revision -

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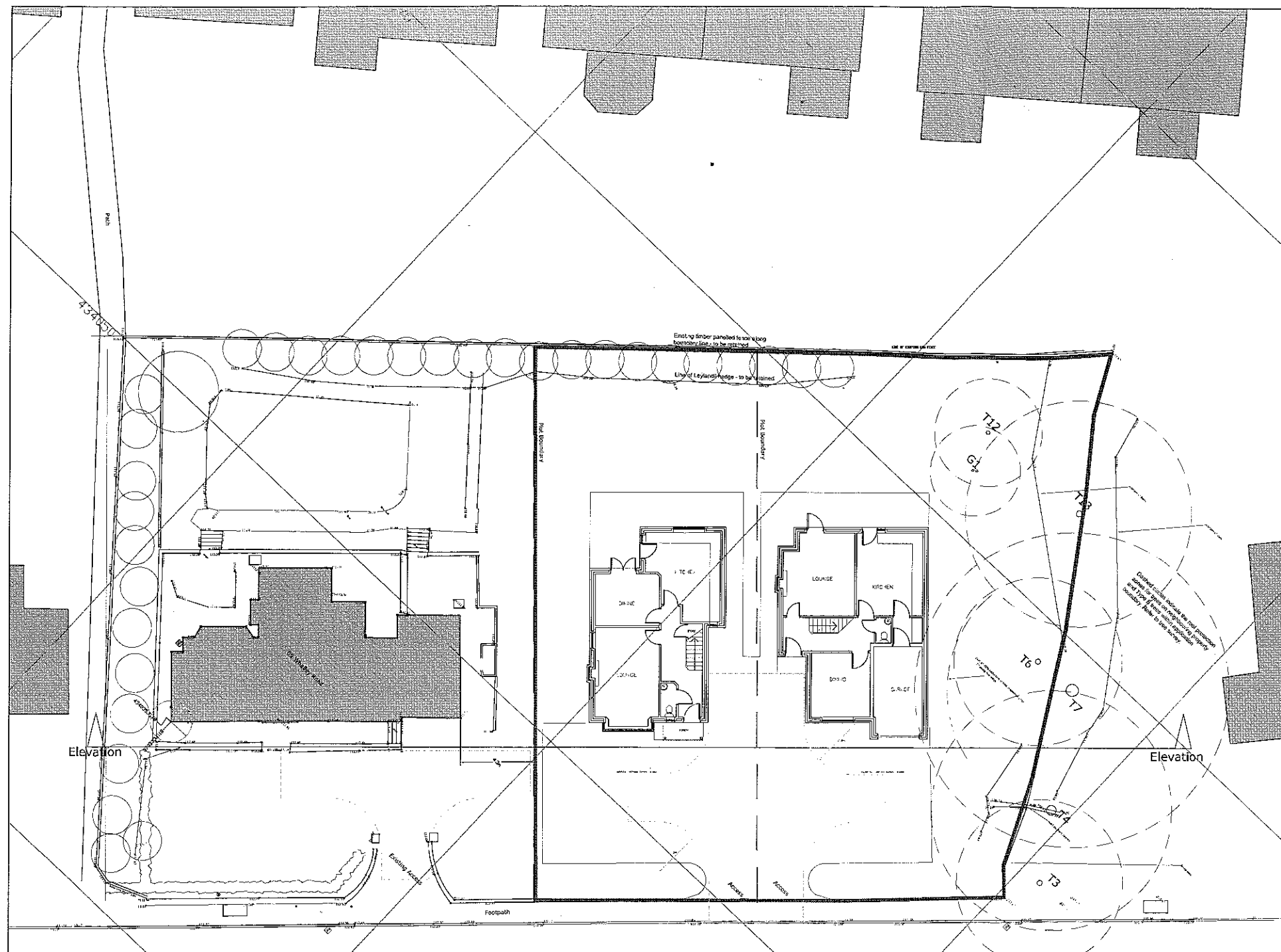
[illegible]

- Dead-end Tree
 Staircase
 Centre Tree
 Tribal Pit
 Bush
 Borehole/ Well PH/SS
 Gate
- B**
 Gully
 Note Heights/points/lines all same colour
 to channel all crosses/lines/heights are marked
 in colour
- T. batter**
 Break Line/ discontinuity
 Wall (note actual measured point is d of line)
 (see text nearby for height/ width / type
 Retaining Wall note means point is d of line)
- Kerb**
 (see text nearby for height/ width /
 Channel all levels at channel unless noted)
- Railway**
 Drain/ River/ Canal
 Concrete
 Building (note measured point is d of line
 canopy
 Verge
 Fence (see text nearby for height/ width / type
 panel/ security)
- Columns / Griddins / Conveyors
 Brick
 Tanks
- Hedge / Fridge (see text for type / height/ etc)
 Path
 Track
 Gate
- bt cable**
elec cable
gas
- bp BT Pole
 bt BT Cabinet
 bn BT Manhole
 gv Gas Main
 bn Bellina Beaco
 gv Gas on whole
 bp Electric Pole
 ec Electric Cabinet
 m Electric Manhole
 w water on whole
 w water manhole
 w water tap
 f Fire hydrant
 s sluice valve
 v Valve
 d Drop Kerb
 ds Down Spout
 G Gully
 GPO G P Office MH
 cm Cab Tm MH
 ut Utility Unknown MH
 i Inspection chamber
 i Inlet Post
 po Post Box
 s SIGN
 re Rodding Eye
- can't lift
 = 5.2
 11 = 89
- only manholes found on site during survey
 marked other manholes may be present but covered
 all taken where possible at main channel
 all surveys to our specification on RDS are waste
 some surveying with GPS - please contact us re accuracy

Site Surveying Services - A.M.I./C.E.S.
K2 Downham Road Setting Out & Control Surveys
Chatham/Lancs Topographic/ Volumetric Surveys
BB74AU GPS Specialists using also
Tel 01200441144 GPS Post Process to be any site
Fax 079092376338 to OS without trip point or BM
www.sitesurvey.co.uk
Land/ Engineering Surveyors

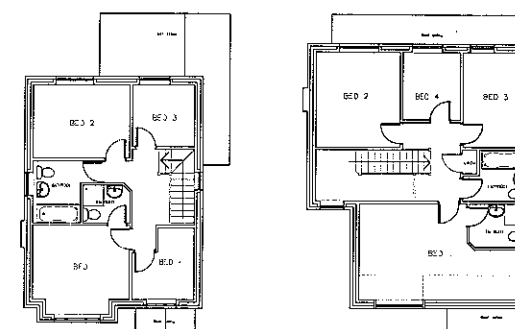
revision
b- tied to :s
Drawing Title survey of The Beeches' Landsc

Additional Comments To cstr02/csgm02 scale factor removed	
Scale: 1:1000AD	
Drawing Number: sss-04-01-mell-b	
Drawn By: tw	Checked By: tw
Date: 11-1-04	Revision to: Demolition hatching added 22.11.11 GP

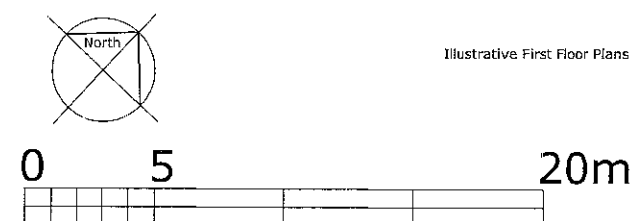


Illustrative Site Layout

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Illustrative First Floor Plans



Illustrative Elevation to Whalley Road

This drawing is illustrative.

It provides an indication of how development could be brought forward in line with the parameters described on the Parameters Plan (drawing 001) and indicates the general scale and massing of proposals

Revision Schedule
Revision ___ Date ___ Comments ___



Application Boundary

2no. Proposed Houses adjacent to 65 'The Beeches' Whalley Road Langho

Illustrative Layout and Streetscape

Drawing 002

Scale 1:100 @ A0 paper size

Drawn by GP

Date 30/09/2011

Revision -

TREE IMPACT AND PROTECTION REPORT

Site:	65 Whalley Road, Langho, Blackburn, Lancashire, BB6 8EF
Site Visit Date:	4 August 2011
Report Date:	5 October 2011
Prepared By:	Phill Harris – Chartered Arboriculturist
Report Ref:	BTC233
Client:	Mr Guy Pearson

Introduction and Rationale. Bowland Tree Consultancy Ltd are instructed by Mr Guy Pearson to carry out an appraisal of the potential for the construction of two detached residential units with associated hard-standing and outdoor amenity areas to impact upon trees at the above site. We are also instructed to advise on appropriate tree protection measures during development and on facilitation pruning and/or felling works where identified as necessary.

Further to this instruction I confirm that I visited the site on 3 August 2011 and carried out a survey of trees in accordance with BS5837:2005–Trees in Relation to Construction–Recommendations and the disclaimer at page 5. In this respect I set out a brief overview of my observations, findings and recommendations below, along with comments on any issues raised. I also enclose a Tree Survey Schedule (TSS) detailing specific tree related information, a Tree Impact Plan (TIP) with all existing trees and pertinent tree related information detailed along with an overlay of the proposal, and a Tree Protection Plan (TPP) showing the trees proposed for retention and the recommended associated Construction Exclusion Zone (CEZ). The plans are based upon an electronic scaled topographical survey plan of the site, as supplied by the client, with the tree locations plotted and, for the purpose of this report, I presume the plan details to be accurate.

The Site and the Proposal. The site is the garden to a detached two-storey dormer residential property and consists of an area of maintained grass, a garage, and area of hard-standing and various trees (see Fig. 1, below). It is located within a suburban area of Langho, approximately 8.8 kilometres south-west of the centre of Clitheroe, within the administrative boundaries of Ribbles Valley Borough Council.



Fig. 1: View of the site from the south-east looking west

The area of the site under consideration is bordered to the north-west and north-east by residential properties with gardens, to the south-east by the moderate usage A666 Whalley Road and to the south-west by the

property of 65 Whalley Road. There is an existing vehicular access point from Whalley Road to the area of the site under consideration.

The proposal is to construct two two-storey residential properties at the site in question, with associated outdoor amenity space, hard-standing and separate vehicular accesses. The proposed locations of the units are detailed on the TIP and TPP. The planning application is to be for outline permission.

The Trees. 13 individual trees, one group of trees and three hedges were surveyed in respect of the proposal and its associated potential to impact upon said vegetation. The trees and their respective constraints are plotted on the attached TIP. All but four of the trees are located within the site boundaries. T2 is located within the garden of 65 Whalley Road, whilst the remainder are located on neighbouring land to the north-east.

The surveyed trees are in the young to post-mature to mature age range, stand at heights of up to approximately 15.5 metres, have maximum diametrical crown spreads of up to approximately 11.5 metres and stem diameters of up to approximately 750 millimetres. Detailed tree dimensions and other pertinent information such as structural defects and/or physiological deficiencies, along with any recommendations for works are included in the TSS attached.

All the trees are visible to varying degrees from various public vantage points but are mostly relatively small and confer a low to moderate visual amenity in the local landscape, dependent on the tree under consideration. For instance T3 and T4 are sited close to the road frontage and confer a moderate visual amenity, whilst T12 and G1 are located internal to the site and confer a low visual amenity. I am informed by Mr Pearson that the trees under consideration are not covered by a Tree Preservation Order (TPO) and that the site is not located within a Conservation Area.

The trees were appraised in accordance with BS5837:2005 Table 1, as attached. As detailed in Table One (below) four of the trees and the group were allocated moderate retention values of 'B' and six of the trees and the three hedges were allocated low retention values of 'C'. In addition, three of the trees were classed 'R' and their removal is therefore recommended in accordance with prudent arboricultural management regardless of site proposals. Nonetheless, I would note that 'R' category Sycamore T7 is located on neighbouring land and, as such, is owned by a third-party.

Table One: BS5837-2005 Retention Categories of the Surveyed Trees

	Ret. Cats.	Tree Numbers	Totals
Trees of a moderate or high quality & value that should be afforded appropriate consideration in the context of development	'A'	-	-
	'B'	T3, T6, T12, T13, G1	4 Trees 1 Group
Trees of a low quality & value that should not be considered a material constraint to development	'C'	T1, T4, T8, T9, T10, T11, H1, H2, H3	6 Trees 3 Hedges
Trees that should be removed for sound management reasons regardless of site plans	'R'	T2, T5, T7	3 Trees
			= 13 Trees, 1 Group & 3 Hedges in Total

It should be noted that tree quality and value is categorised within the existing context without taking into account any site development related issues, but that the recommendations for works take the proposal into consideration where there are clearly definable potential impacts upon trees. With regards such impacts I note that adequate protection of tree Root Protection Areas (RPAs) during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2005, are ground areas that are to be kept free from major disturbance throughout development through the installation of temporary protective fencing to form CEZs.

The TSS includes two columns listing the RPAs of the individually surveyed trees and, where applicable, the largest of the trees in any surveyed groups as overall areas in square metres and as radial distances. The radial RPAs are indicated as magenta coloured circles on the TPP. A Tree Protection Specification is appended.

The Proposal's Projected Impacts on the Trees. As detailed on the TIP and in Table Two (overleaf) construction of the proposed development will require the removal of a total of five trees, one group and two hedges. Of this vegetation one group (G1) is moderate value category 'B', whilst the five trees, one of the groups and the two hedges are low value category 'C'. Overall, the loss of this vegetation is projected to have a negligible impact upon the visual amenity of the immediate local landscape, as the larger and more visually important trees at the boundary (i.e. T3, T4, T6, T12 and T13) are proposed for retention. In addition, an 'R' category tree (T5), located within the site boundaries is recommended for removal regardless of site proposals.

The remainder of the trees can be retained in the context of the proposal providing that appropriate protective measures are followed, as per the attached TPP and Tree Protection Specification. However, in this respect I would note that there is a minor encroachment of up to approximately 0.7 metres into the RPA of 'R' category T7, which is located on neighbouring land and has recently been heavily topped through the removal of the majority of its branch system. In consideration of these factors it is my opinion that a reduction in the tree's RPA of up to approximately 20%, as per the TPP, would afford it appropriate protection under the circumstances.

Table Two: Arboricultural Impacts of Proposed Development & Other Tree Removal Proposals

	Ret. Cats.	Removals necessary to implement development	Removals recommended for non-development related reasons	Total number of tree removals
Trees, groups and hedges of a moderate or high quality & value that should be afforded appropriate consideration in the context of the proposed development	'A'	-	-	-
	'B'	G1	-	1 Group
Trees, groups and hedges of a low quality & value that should not be considered a material constraint to development	'C'	T1, T8, T9, T10, T11, G1, H1, H2	-	5 Trees 1 Group 2 Hedges
Trees, groups and hedges that should be removed for sound management reasons regardless of site plans	'R'	-	T5	2 Trees
Totals		5 Trees 2 Groups 2 Hedges	1 Tree	=5 Trees, 2 Groups & 2 Hedges In Total

In order to ensure that the retained trees are afforded sufficient protection throughout the construction works it is essential that a CEZ be established in the location detailed on the TPP. The CEZ construction should conform to section 9 of BS5837:2005 and the appended Tree Protection Specification should be agreed with the LPA's tree officer.

Summary and Conclusions. The construction of two detached residential properties is proposed at the site, and 13 individual trees, one group and three hedges were surveyed with regards their potential to be impacted upon by said proposal. The trees in question confer a low to moderate visual amenity in the local landscape and are of low to moderate value and/or quality.

The appraisal concluded that construction of the proposal will require the removal of one moderate value group, five low value trees, one low value group and two low value hedges, all of which is projected to have a negligible impact upon the visual amenity of the immediate local landscape.

The retained trees are projected to preserve the existing visual tree line and the associated visual amenity that it confers and can be protected adequately in the circumstances.

In consideration of these factors I therefore conclude that the proposal complies with the requirements of current Government guidance in respect of trees and development.

Phill Harris BSc(Hons) HND CEnv MArborA MICFor
Chartered Arboriculturist

Institute of
Chartered Foresters
Registered Consultant



Enclosures: Tree Survey Schedule
BS5837:2005 Table 1
Tree Impact Plan
Tree Protection Plan
Tree Protection Specification

DISCLAIMER

Survey Limitations: Unless otherwise stated all trees are surveyed from ground level using non-invasive techniques, in sufficient detail to gather data for and inform the design of the current project only. The disclosure of hidden crown and stem defects, in particular where they may be above a reachable height or where trees are ivy clad or in areas of ground vegetation, cannot therefore be expected. All obvious defects, however, are reported. Detailed tree safety appraisals are only carried out under specific written instructions. Comments upon evident tree safety relate to the condition of said tree at the time of the survey only. Unless otherwise stated all trees should be re-inspected annually in order to appraise their on-going mechanical integrity and physiological condition. It should, however, be recognised that tree condition is subject to change, for example due to the effects of disease, decay, high winds, development works, etc. Changes in land use or site conditions (e.g. development that increases access frequency) and the occurrence of severe weather incidents are also significant considerations with regards tree structural integrity and trees should therefore be re-assessed in the context of such changes and/or incidents and inspected at intervals relative to identified and varying site conditions and associated risks.

Where trees are located wholly or partially on neighbouring private third-party land then said land is not accessed and our inspection is therefore restricted to what can reasonably be seen from within the site. Stem diameters of trees located on such land are estimated. Any subsequent comments and judgments made in respect of such trees are based on these restrictions and are our preliminary opinion only. Recommendations for works to neighbouring third-party trees are only made where a potential risk to persons and/or property has been identified during our survey or, if applicable, where permissible works are required to implement a proposed development. Where significant structural defects of third-party trees are identified and associated management works are considered essential to negate any risk of harm and/or damage then we will first attempt to inform the site occupier of the issues and, if not possible, then inform the relevant Council. Where a more detailed assessment is considered necessary then appropriate recommendations are set out in the Tree Survey Schedule.

Where tree stem locations are not included on the plan(s) provided then they are plotted at the time of the survey using, where appropriate and/or practicable, a combination of measurement triangulation and GPS co-ordination. Where this is not possible then locations are estimated. Restrictions in these respects are detailed in the report.

The potential influence of trees upon buildings or other structures resulting from the effects of their roots abstracting water from shrinkable load-bearing soils is not considered herein. The advice of a structural engineer should be sought with regard to appropriate foundation depths for new buildings with reference to NHBC Standards Chapter 4.2 (NHBC, 2008).

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: 65 Whalley Road, Langho, Blackburn, Lancashire, BB6 8EF

Client: Mr Guy Pearson

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 04 August 2011

Job Reference: BTC233

Page: 1 of 3

No.	Species	Height	Stem Diam.	Branch Spread	Height of C.C.	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Cat. Grade	RPA (m ²)	RPA Radius (m)
T1	Apple (<i>Malus</i> sp.)	7	230	N 3.5 E 2 S 3.5 W 3	2.5	M	M	- Stem bifurcates into primary branches at a height of approximately 1.6m. - Crown showing signs of a significant and evidently progressive reduction in vitality with small leaves and sparse foliage cover.	- Remove in order to construct development. - Grub out stump.	10-20	C1	23.93	2.76
T2	Laburnum (<i>Laburnum anagyroides</i>)	5.5	350 (ms)	N 2 E 2 S 2 W 2	4	PM	P	- Stem divides into multiple primary branches at a height of approximately 0.7m with partially included bark unions. - Evidently topped many times in past, including relatively recently at a height of approximately 5m. - Crown showing signs of a significant and evidently progressive reduction in vitality with small leaves and sparse foliage cover. - Short projected remaining safe life expectancy.	- Remove due to short projected remaining safe life expectancy. - Grub out stump.	<10	R	38.49	3.5
T3	Sycamore (<i>Acer pseudoplatanus</i>)	11	400	N 2 E 4 S 3 W 4	2	SM	G	- Located on neighbouring land therefore not inspected in detail. - Very dense ivy up stem and into branches.	Protect RPA with CEZ.	>40	B1/2	72.39	4.8
T4	Sycamore	14	580	N 4 E 6 S 5 W 5.5	1	EM	G	- Located on neighbouring land therefore not inspected in detail. - Stem base growing on top of retaining wall. - Dense ivy up stem and into branches.	Protect RPA with CEZ.	10-20	C1	152.2	6.96
T5	Ash (<i>Fraxinus excelsior</i>)	10	420	N 2 E 0 S 4 W 6	0.5	SM	G	- Highly biased crown and severe stem lean to west, evidently due to past partial failure at base. - Dense ivy up stem. - Short projected remaining safe life expectancy.	- Remove due to short projected remaining safe life expectancy. - Treat stump with suitable herbicide to prevent re-growth.	<10	R	79.81	5.04
T6	Beech (<i>Fagus sylvatica</i>)	13.5	410	N 4 E 4 S 4 W 6	1	SM	G	- Stem bifurcates at a height of approximately 2.5m with a partially included bark union. - Branch to west has moderately severe curvature after approximately 1m. - Beech scale (<i>Cryptococcus fagisuga</i>) to stem.	Retain in context of proposal and protect RPA with CEZ.	20-40	B1/2	76.06	4.92

HEADINGS & ABBREVIATIONS

No. Common and botanical name in brackets where appropriate

Species: Common and botanical name in brackets where appropriate

Height: In metres – where possible approximately 80% are measured using an electronic clinometer and the remainder estimated against the measured trees. In the case of Groups and Woodlands the measurement listed is that of the highest tree

Stem Diam.: Crown diameter in millimetres – measured or estimated at a height of approximately 1.5 metres above ground level or just above the root flare for multi-stemmed trees. MS = multi-stemmed, TS = top-stemmed

Branch Spread: Crown radius measured (or estimated where considered appropriate) from the four cardinal points (north, east, south and west) to give an accurate visual representation of the crown

Height of CC: Height of crown clearance in metres – measured at lowest point above adjacent ground level – to inform on crown to height ratio, potential for shading, etc

Age: Estimated age class - Y = young, SM = semi-mature, EM = early-mature, M = mature, PM = post-mature

PC: Physiological Condition - a measure of the tree's overall vitality, i.e. D = Dead, MD = Moribund, P = Poor, M = Moderate, G = Good

Comments on Condition, etc: Comments relating to the tree's overall condition and any other pertinent factors including structural defects, current and potential direct structural damage, physiological decline, poor form, etc

Management Recommendations: Either Preliminary or In Consideration of the Proposal - In the case of Arboricultural Constraints Surveys the recommended management works only take existing site and tree circumstances and conditions into account and not proposed developments. Arboricultural Impact Assessment and Method Statement related Surveys take the proposed development into consideration with recommendations made accordingly. More than one option may be given if considered appropriate

ERC: Estimated Remaining Contribution - In years as per BS5837:2005 (i.e. less than 10, 10-20, 20-40, more than 40)

Cat. Grade: Category Grading - tree retention value listed as B or A or C + ready in line with BS5837:2005 table 1

RPA m²: Root Protection Area in m² - calculated area around the tree that must be appropriately protected throughout the development process in order to avoid root damage

RPA Radius (m): Root Protection Area Radius - in metres measured from the centre of the stem to the line of tree protection

TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

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Client: Mr Guy Pearson

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 04 August 2011

Job Reference: BTC233

Page: 2 of 3

No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Can. Grade	RPA (m ²)	RPA Radius (m)
T7	Sycamore	8	750	N 2 E 2 S 2 W 2	4	M	M	- Located on neighbouring land therefore not inspected in detail. - Recently very heavily topped leaving only stem with few young branches. - Very dense ivy up stem.	Protect RPA with CEZ as far as is practicable.	<10	R	254.5	9
T8	Goat Willow (<i>Salix caprea</i>)	8	250 (ts)	N 2 E 0 S 3 W 5	0.5	SM	G	- Stem bifurcates at a height of approximately 0.1m with an included bark union. - Highly biased crown to west due to suppression by neighbouring tree(s).	- Remove in order to construct development. - Grub out stump.	10-20	C1/2	19.64	2.5
T9	Sycamore	8	120	N 0.5 E 0 S 1 W 2.5	2	Y	G	Highly biased crown to west due to suppression by neighbouring tree(s).	- Remove in order to construct development. - Grub out stump.	>40	C1	6.52	1.44
T10	Apple	5.5	160	N 0.5 E 0 S 2 W 4	1	SM	M	- Stem bifurcates at a height of approximately 1.2m. - Highly biased crown to west due to suppression by neighbouring tree(s).	- Remove in order to construct development. - Grub out stump.	10-20	C1/2	8.04	1.6
T11	Sargent Cherry (<i>Prunus sargentii</i>)	11	520 (ts)	N 4 E 0 S 5 W 6.5	0.5	PM	M	- Stem bifurcates at a height of approximately 0.7m with a partially included bark union. - Highly biased crown to west due to partial suppression by neighbouring tree(s).	- Remove in order to construct development. - Grub out stump.	10-20	C1	84.96	5.2
T12	Sycamore	9.5	260	N 3 E 2.5 S 1 W 2.5	1.5	SM	G	Slightly biased crown and minor stem lean to north-west.	Retain in context of proposal and protect RPA with CEZ.	>40	B1/2	30.59	3.12
T13	Sycamore	15.5	650 (ts)	N 3 E 5 S 5 W 5.5	3	M	G	- Stem bifurcates into co-dominant sub-stems at a height of approximately 0.9m with a tight fork. - Not inspected in detail due to access difficulties, in particular ground vegetation.	- Retain in context of proposal and protect RPA with CEZ. - Inspect in detail following removal of ground vegetation.	20-40	B1/2	132.75	6.5
G1	2no. Sycamore	≤ 10	≤ 210	N ≤ 2 E ≤ 1.5 S ≤ 2 W ≤ 2.5	≥ 1.5	Y	G	Very closely spaced group with interconnecting crowns.	- Remove in order to construct development. - Grub out stumps.	>40	B1/2	≤ 19.95	≤ 2.52
H1	Hawthorn	≤ 2	N/A	≤ 1.5 wide	0	EM	G	Section of maintained hedge along road frontage.	- Remove in order to construct development. - Grub out stumps.	10-20	C1/2	N/A	≤ 1.5

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TREE SURVEY SCHEDULE FOR ARBORICULTURAL IMPACT APPRAISAL

Site: 65 Whalley Road, Langho, Blackburn, Lancashire, BB6 8EF

Client: Mr Guy Pearson

Surveyor: Phill Harris – Chartered Arboriculturist

Assessment Date: 04 August 2011

Job Reference: BTC233

Page: 3 of 3

No.	Species	Height	Stem Diam.	Branch Spread	Height of CC	Age	PC	Comments on Condition, etc.	Management Recommendations	ERC	Can. Grade	RPA (m ²)	RPA Residue (m)
H2	Hawthorn	≤ 2	N/A	≤ 1.5 wide	0	EM	G	■ Section of maintained hedge along road frontage.	■ Remove in order to construct development. ■ Grub out stumps.	10-20	C1/2	N/A	≤ 1.5
H3	Leyland Cypress	≤ 3	N/A	≤ 2 wide	0	EM	G	■ Section of maintained hedge along northern boundary.	■ Retain in context of proposal and protect RPA with CEZ.	10-20	C1/2	N/A	≤ 1.5

BS5837:2005 Table 1 – Cascade Chart for Tree Quality Assessment

Trees for removal		Trees to be considered for retention	
Category and definition	Criteria	Category – Subcategories	
Category R Those in such a condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management	- Trees that have serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other R category trees such as where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, for example Dutch Elm Disease, or very low quality trees suppressing adjacent trees of better quality Note – Habitat reinstatement may be appropriate. For example R category tree used as a bat roost: installation of bat box in nearby tree.	Dark Red	
Trees to be considered for retention			
Category and definition	1. Mainly arboricultural values	2. Mainly landscape values	3. Mainly cultural values, including conservation
Category A Those of high quality and value: in such a condition as to be able to make a substantial contribution. A minimum of 40 years is suggested.	Trees that are particularly good examples of their species, especially if rare or unusual, or essential components of groups, or of formal or semi-formal Arboricultural features for example the dominant and/or principal trees within an avenue	Trees, groups or woodlands which provide a definite screening or softening effect to the locality in relation to views into or out of the site, or those of particular visual importance for example avenues or other arboricultural features assessed as groups	Trees, groups or woodlands or significant conservation, historical, commemorative or other value for example veteran trees or wood-pasture
Category B Those of moderate quality and value: those in such a condition as to make a significant contribution. A minimum of 20 years is suggested.	Trees that might be included in the high category, but are downgraded because of impaired condition. Examples include the presence of remediable defects including unsympathetic past management and minor storm damage	Trees present in numbers, usually as groups or woodlands, so they form distinct landscape features which attract a higher collective rating than they might as individuals. But which are not, individually, essential components of formal or semi-formal arboricultural features. For example, trees of moderate quality within an avenue that includes better. A category specimens. Or trees which are internal to the site, therefore individually having little visual impact on the wider locality	Trees with clearly identifiable conservation or other cultural benefits
Category C Those trees of low quality and value: currently in adequate condition to remain until new planting could be established - a minimum of 10 years is suggested - or young trees with a stem diameter below 150 mm	Trees not qualifying in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with very limited conservation or other cultural benefits
Note – Whilst C category trees will usually not be retained where they would impose a significant constraint on development, young trees with a stem diameter of less than 150mm should be considered for relocation			
		Light Green	
		Mid Blue	
		Grey	

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- TEMPORARY PROTECTIVE FENCING & GROUND PROTECTION SPECIFICATION -

Construction Exclusion Zones (CEZs), enclosed by Temporary Protective Fencing, as detailed below and to be agreed with the Local Planning Authority (LPA), shall:

1. be protected throughout the development process, as specified in the 'Temporary Protective Fencing Construction' section below and detailed in BS5837:2005 Fig. 2 (overleaf) and, if applicable, as defined by area on the Tree Protection Plan (TPP);
2. be erected prior to any construction, demolition or excavation works and remain in place for the duration of the project;
3. preclude any delivery of site accommodation and/or materials and/or plant machinery;
4. preclude all construction related activity, with the sole exception of specified arboricultural works and any other works to be carried out under supervision that have been agreed by all parties; and
5. preclude the storage of all development related materials and substances including fuels, oils, additives, cement and/or any other deleterious substance.

Any incursion into CEZs must be by prior arrangement, following consultation with the LPA.

Temporary Protective Fencing Construction

1. Temporary protective fencing panels shall be weldmesh "Heras" panels of at least 2.1 metres in height.
2. The panels shall butt together and be securely fixed to a scaffold framework, as per 3 to 5 below.
3. The scaffold framework shall comprise of upright poles of at least 3.0 metres in length driven no less than 0.6 metres into the ground at maximum 3.0 metre centres with horizontal and diagonal poles fixed to the uprights, as per 4 to 5 below.
4. The two horizontal rail poles shall be attached to the uprights at heights of 0.6 and 1.8 metres with 3 no. clamps to each joint.
5. The diagonal scaffold pole struts be clamped to the top rail of the scaffold framework at a 45° angle and extend back into the CEZ and clamped to a 0.7 metre length of scaffold tube that shall be driven no less than 0.5m into the ground.
6. No fixing shall be made to any tree and all possible precautions shall be taken to prevent damage to tree roots when locating posts.
7. A 600mm x 300mm warning sign reading "TREE PROTECTION AREA KEEP OUT" (see Fig. 1, overleaf) shall be fixed to every 10.0 metre length of protective fencing.
8. On completion and prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist shall inspect the Temporary Protective Fencing.

Temporary Ground Protection

- Any necessary Temporary Ground Protection shall conform to Figure 3 of BS5837:2005 (see overleaf).
- The Ground Protection Area shall be left undisturbed and covered by a semi-permeable geotextile membrane which shall, in turn, be covered by a compressible layer consisting of a material such as woodchip.
- Side-butting scaffold boards shall then be fitted to cover the Ground Protection Area.
- Prior to any demolition or construction works, site preparation, excavation or delivery of plant and materials, the Consulting Arboriculturist shall inspect the Temporary Ground Protection.
- The Temporary Ground Protection shall remain in place until completion of the project and only removed following receipt of written permission from the LPA.

– CONSTRUCTION EXCLUSION ZONE – KEEP OUT!

(TOWN & COUNTRY PLANNING ACT 1990)
THE TREES ENCLOSED BY THIS FENCE ARE PROTECTED BY
PLANNING CONDITIONS AND/OR SUBJECTS OF A 'TREE
PRESERVATION ORDER', THE CONTRAVENTION OF WHICH MAY
LEAD TO CRIMINAL PROSECUTION

THE FOLLOWING **MUST** BE OBSERVED BY **ALL** PERSONNEL:

- THE PROTECTIVE FENCING MUST **NOT** BE MOVED
- NO PERSON SHALL ENTER THE CONSTRUCTION EXCLUSION ZONE
- NO MACHINE, PLANT OR VEHICLES SHALL ENTER THE EXCLUSION ZONE
- NO MATERIALS SHALL BE STORED IN THE EXCLUSION ZONE
- NO SPOIL SHALL BE DEPOSITED IN THE EXCLUSION ZONE
- NO EXCAVATION SHALL OCCUR IN THE EXCLUSION ZONE
- NO FIRES SHALL BE LIT IN THE EXCLUSION ZONE

ANY INCURSION INTO THE EXCLUSION ZONE MUST BE WITH THE
WRITTEN PERMISSION OF THE LOCAL PLANNING AUTHORITY

Fig. 1: CEZ Warning Sign

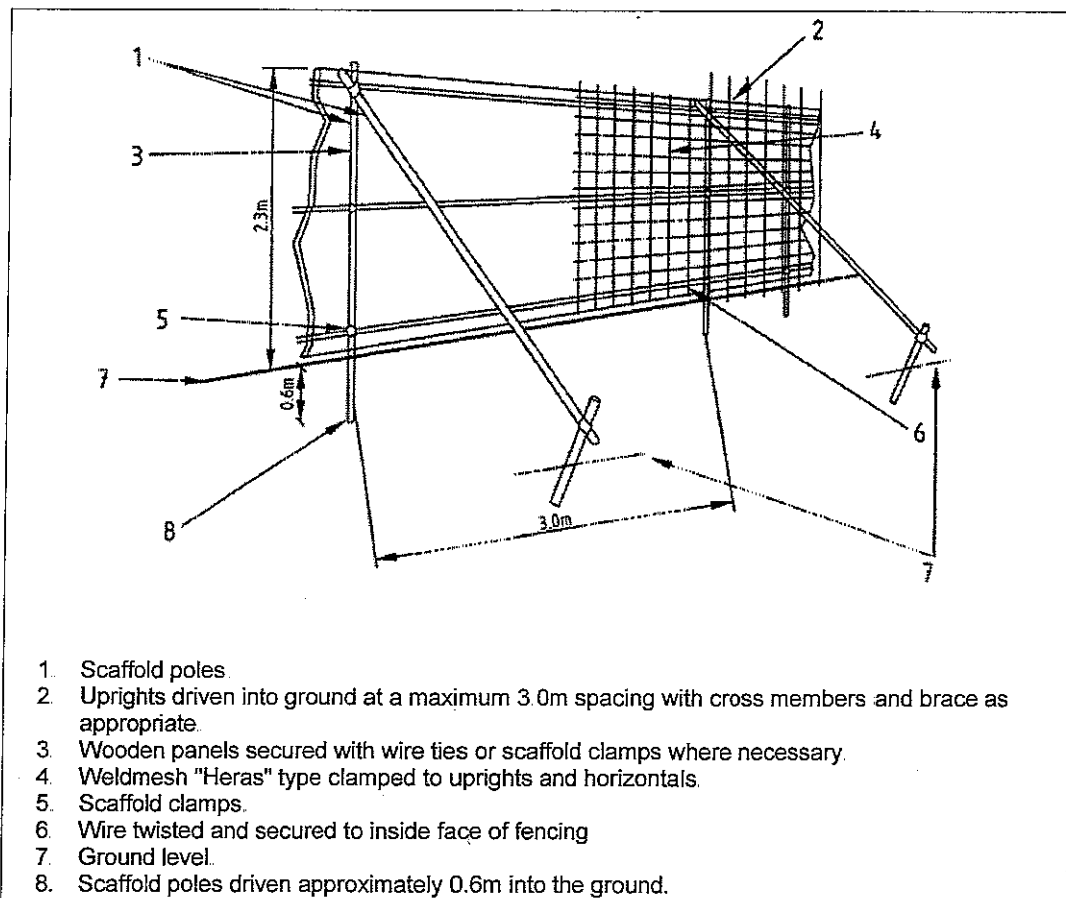


Fig. 2: BS5837:2005 Temporary Protective Fencing – Recommended Construction

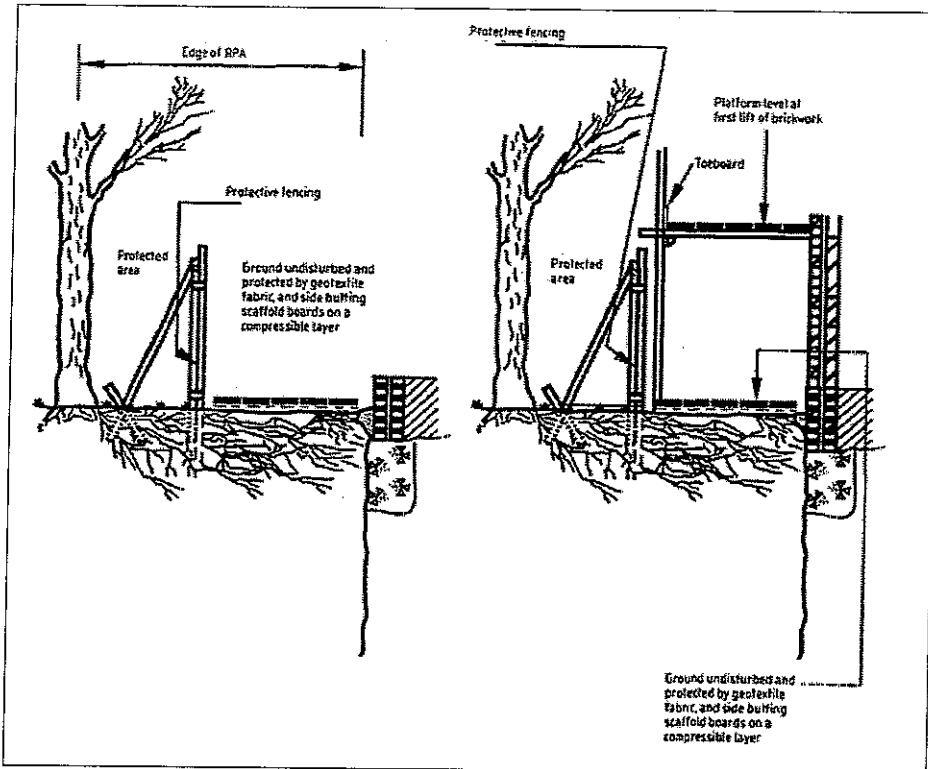


Fig 3: BS5837:2005 Temporary Ground Protection – Recommended Construction

KEY

T = Surveyed Individual Tree
G = Surveyed Group of Trees
H = Surveyed Hedgges

Please refer to associated Tree Impact & Protection Report for specific details in respect of the following:

Tree Categorisations:

Those of a High and Medium Quality Age Value:

- Category 'A' Tree/Group/Hedge
High Quality/Value with Estimated Remaining
Lifetime of Over 40 Years
- Category 'B' Tree/Group/Hedge
Medium Quality/Value with Estimated Remaining
Lifetime of Between 20 & 40 Years

Those of a Low Quality Age Value:

- Category 'C' Tree/Group/Hedge
Low Quality/Value with Estimated Remaining
Lifetime of Between 10 & 20 Years
- Category 'D' Tree/Group/Hedge
<10 Years Remaining Lifetime - Should Therefore
be Considered for Removal in a Scheme with
Protect Arborescence Management

Root Protection Areas (RPAs):

- Radial Root Protection Area (RPA)
Area that should be Protected from
Development Works with Protective Planting to
form a Construction Exclusion Zone

Project:
65 WHALLEY ROAD
LANGHO
BLACKBURN
LANCASHIRE
BB6 8EF

Client:
MR GUY PEARSON

Title:

TREE IMPACT PLAN

In Relation to Outline Application for
Construction of 2no. Detached Residential
Units

Scale: 1:200 @ A3

Date: October 2011

Drawn by: PH

Checked by: PH

Bowland
Tree Consultancy Ltd

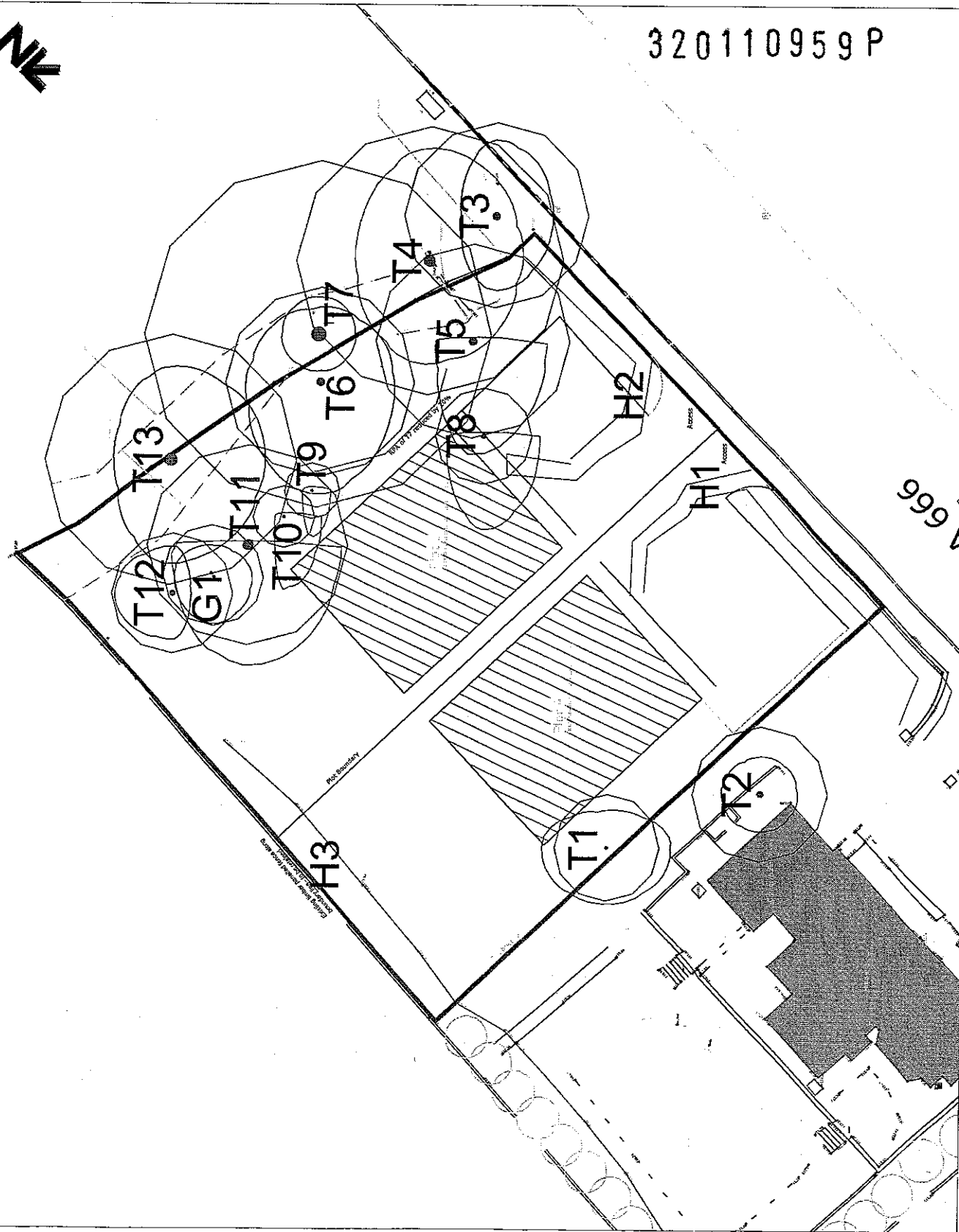
01420 441117
01420 441117

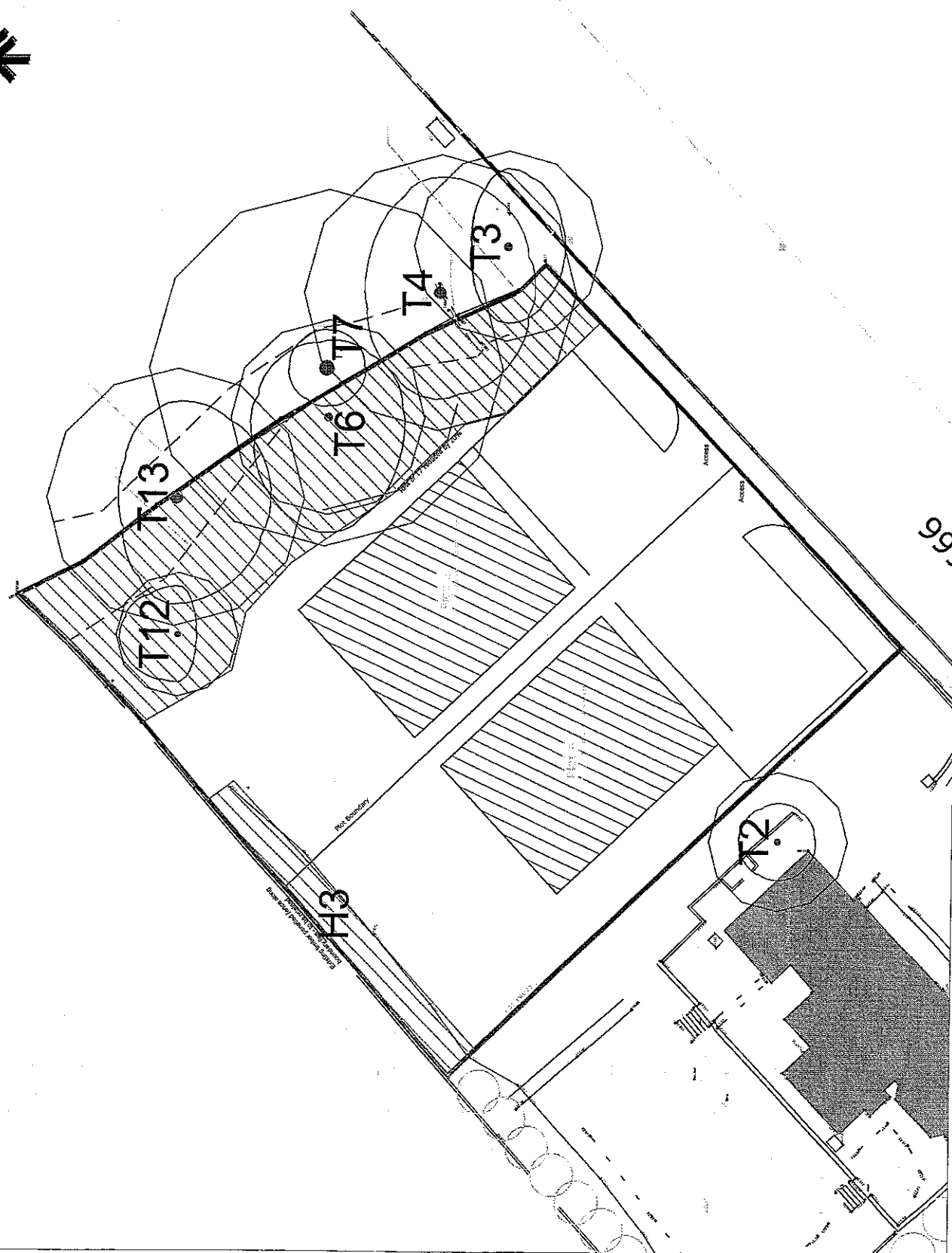
Ref: BTC233-TIP

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KEY

- T = Surveyed Individual Tree
- G = Surveyed Group of Trees
- H = Surveyed Hedges

Please refer to associated Tree Impact & Protection Report for specific details in respect of items detailed below:

Tree Categorizations:

These are High and Moderate Quality tree values:

Category 'A' Tree/Group/Hedge
High Quality/Value with Estimated Remaining
Life span of Over 40 Years

Category 'B' Tree/Group/Hedge
Middle Quality/Value with Estimated Remaining
Life span of Between 20 & 40 Years

These are Low Quality tree values:

Category 'C' Tree/Group/Hedge
Low Quality/Value with Estimated Remaining
Life span of Between 10 & 20 Years

Category 'R' Tree/Group/Hedge
10 Years Remaining Lifetime - Should 'Threshold' be reached, the tree should be removed in accordance with
Prudent Arboricultural Management

RPAs & CEZs:

Radial Root Protection Area (RPA)
Area that should be protected throughout
the tree's life span with Protective Fencing to
form a Construction Exclusion Zone - see below

Construction Exclusion Zone (CEZ)
Area to be fenced off to prevent
Fencing Throughout the Development Process

Project:
65 WHALLEY ROAD
LANGHO
BLACKBURN
LANCASHIRE
BB6 8EF

Client:
MR GUY PEARSON

Title:

TREE PROTECTION PLAN

In Relation to Outline Application for

Construction of 2no. Detached Residential
Units

Scale:
1:200@A3

Date:
October 2011

Drawn by:
PH

Checked by:
PH



Ref: BTC233-TTP

Rev:

Building Parameters

Maximum and Minimum Building Dimensions

320110959P

	Length/m (excluding projections towards Whalley Road for porches and bays to a maximum of 1m)		Width/m		Height/m (measured above ground floor level)	
	Maximum	Minimum	Maximum	Minimum	Maximum	Minimum
Plot A	11.4	10	9	7	9	6
Plot B	11.4	10	9	7	9	6

Design and Access Statement

Application for outline planning permission for the demolition of an existing garage and the erection of two detached dwellings including details of layout and access with all other matters reserved at land adjacent to No. 65 Whalley Road, Langho.

320110959P

Rev - 1 November 2011

Proposal

The application of which this Statement forms a part is an outline application for the demolition of an existing garage and the erection of two detached dwellings. All matters except layout and access are reserved.

The plans for which approval are sought are:

- | | | |
|---------------|------------|-----------------------|
| • Drawing 001 | 1:100 @A0 | Parameters Plan |
| • Drawing 003 | 1:1250 @A3 | Site Location Plan |
| • Drawing 004 | 1:100 @A0 | Schematic Access Plan |

The following plan is included for information only:

- | | | |
|---------------|-----------|-----------------------------------|
| • Drawing 002 | 1:100 @A0 | Illustrative Layout & Streetscape |
|---------------|-----------|-----------------------------------|

The parameters which determine the layout of the proposed dwellings are identified on Drawing 001. These include minimum distances to site boundaries, establishment of the building line along Whalley Road, maximum dimensions for the building footprints and establishment of ground floor levels. An additional parameter which will apply is:

- maximum number of stories - two storeys in each case.

Drawing 004 identifies the location of the proposed access from Whalley Road and shows how minimum sight lines can be achieved within the land owned by the applicant.

Drawing 002 shows an illustrative site plan, dwelling layouts and streetscape elevation to Whalley Road. This illustrates the general scale and massing of the proposal and how plans could be further developed at the reserved matters stage in line with the proposed parameters. It is the applicant's intention to develop a unique and individual design for each of the proposed dwellings that respect their context.

The Site

The application site is 0.098ha and is currently part of the garden of 65 Whalley Road. It contains lawns, concrete hard standing, and a large garage. The north east edge falls to the line of a culverted water course which forms the boundary on either side of which are a number of mature and semi mature trees. The north west boundary is defined by a timber panelled fence in front of which lies a laylandii hedge.

No. 65 was built in the 1950s and has two vehicle access points from Whalley Road. This reflects the original construction of a single garage attached to the house and the later construction of a larger detached garage with its own access.

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Local Context

The site lies on Whalley New Road (A666) in the centre of Langho. In RVBC's Settlement Hierarchy report of December 2008, Langho is identified below Clitheroe, Longridge and Whalley as "the generally best served settlement across the range of services and facilities". The site is in a highly sustainable location within easy walking distance of a good range of local amenities and public transport connections. These include:

- 400m to Langho Railway station
- Bus stops to services in both directions along Whalley Road within 200m
- 50m to Langho Post Office
- 250m to local convenience store on Portland Road
- 350m to the main grouping of local facilities on Whalley Road, including shops and restaurants
- 150 m to St Marys Primary School

The general character of the area surrounding the site is that of an established residential neighbourhood defined by incremental post war development in a mix of property types and styles. The immediate streetscape along Whalley New Road is defined by individually designed, generally detached, properties on a broadly common building line. This gives way to semi-detached and terraced properties further along Whalley New Road to the NE.

Planning Context

The site lies within the village settlement boundary of Langho, and as such Local Plan Policy G4 applies. Policy G1 also applies. It is considered that the proposed infill development meets the principles of these policies and sets appropriate parameters to ensure that reserved matters applications will meet policy requirements.

Consultation

Pre-application advice has been received in relation to this proposal - RVBC ref RV\2010\ENQ\00184 This stated that:

- Policy G4 of the Districtwide Local Plan should be considered and that the proposal was considered to be 'infill development' and as such development of the site for housing would be acceptable in principle.
- In relation to Policy G1 the proposed dwellings were considered to sit well on this site.
- There was considered to be no significant detrimental impact to neighbouring properties on Moorland Road.
- A tree survey was recommended. This has been undertaken and is included with this application.

Design

Use

The site is currently part of a large residential garden, including a large garage and area of hard standing. Residential use will continue, but with the plot sub-divided and thus providing more efficient use of land in a sustainable location.

Amount

Two dwellings are proposed. This will allow for a scale and spacing of development which is in keeping with the immediate context.

Layout

The layout of the proposed dwellings is controlled by a set of parameters. These ensure that property size and spacing will be in appropriate for the context; in particular respecting an established building line along Whalley Road, required amenity spacing to existing neighbouring properties and minimum root protection zones for retained trees.

Landscaping

Detailed landscaping proposals will be provide at the reserved matters stage, but these will include the retention of trees identified on the Parameters Plan, together with existing fences and planting along the boundary to the north west. Any new hard standing areas will be in permeable surface materials.

Scale and Appearance

Details of appearance, including elevation treatment and materials will be provided at the reserved matters stage, but an illustrative scheme, including an illustrative elevation to Whalley Road is included with this application (Drawing 002). This indicates the general scale and appearance of the proposal. The proposed dwellings will be a maximum of two storeys and will each be of an individual high quality building and landscape design, in keeping with the character of the surrounding stretch of Whalley New Road.

Access

As detailed above no. 65 Whalley Road has two vehicle access points off Whalley Road. It is proposed to modify the location and arrangement of the northern most access to provide access to each of the two proposed plots. Drawing 004 shows how this is to be achieved whilst meeting minimum requirements for site lines. Drawing 002 illustrates how appropriate vehicle turning and parking can be provided.

Detailed designs for the two dwellings will meet the access requirements of Part M of the Building Regulations. This was considered in the establishment of the proposed ground floor levels indicated on the Parameters Plan.

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Sustainability

The development site is in a highly sustainable location as detailed under the heading Local Context above. In addition the applicant undertakes that the proposed properties will be designed to a minimum of Code for Sustainable Homes Level 4.

Conclusion

It is considered that the proposed development will result in a high quality scheme in this sustainable location in accordance with planning policy and that the parameters as proposed will ensure that subsequent reserved matters applications will meet the requirements of design policy. It is therefore concluded that planning permission should be granted.