



16 APR 2012	
FOR THE	ATTENTION OF

For office use only	
Application No: 320120394P	
Date received	
Fee paid £	Receipt No:

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

Application for approval of reserved matters following outline approval

Article 5, Town and Country Planning (Development Management Procedure) (England) Order 2010

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

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.

Please complete using block capitals and black ink.

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application

1. Applicant Name and Address	2. Agent Name and Address
Title: First name:	Title: First name: John
Last name: Miller Homes Ltd e	Last name: Willcock
Company (optional): Beck Developments Ltd.	Company (optional): JWPC
Unit: House number: House suffix:	Unit: House number: House suffix:
House name:	House name: 1B, Waterview
Address 1: % Agent.	Address 1: White Cross
Address 2:	Address 2:
Address 3:	Address 3:
Town:	Town: Lancaster
County:	County: Lanco
Country:	Country:
Postcode:	Postcode: LA1 4XS

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3. Site Address Details

Please provide the full postal address of the application site

Unit: House number: House suffix: House name: Land around PrimroseAddress 1: Mill (part of Primrose
Regeneration site).Address 2: of Woone LaneAddress 3: Town: ClitheroeCounty: LancsPostcode (optional): BB7 1BP

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

Easting: Northing:

Description:

4. Pre-application AdviceHas 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)

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Sarah Westwood.

Reference:

Date (DD/MM/YYYY):

(must be pre-application submission)

Details of pre-application advice received?

to make application for
reserved matters for those
parts of the site for which
RM has not been previously
obtained.**5. Development Description**

Please indicate which reserved matter(s) you require to be determined under this application:

☐ Access ☒ Appearance ☒ Landscaping ☐ Layout ☒ Scale

Please provide a description of the approved development as shown on the decision letter, including the application reference number and date of decision:

Regeneration of sites around and including Primrose Mill
for residential development (max 162 units) including
improved site access, highways improvements and
provision of public open space.Reference number: 3/2008/0756 Date of decision: 24/3/2010. (date must be pre-application submission) (DD/MM/YYYY)

Please provide a description of the reserved matters for which you are seeking consent:

Design and appearance of proposed residential
units, incl adjacent accessways, roads and
footpaths, plus ancillary landscaping (70 units).Has the development already started? (only site clearance) ☒ Yes ☒ No *If Yes, please state when the development was started (DD/MM/YYYY): (date must be pre-application submission)Has the work been completed? ☐ Yes ☐ NoIf Yes, please state when the development was completed (DD/MM/YYYY): (date must be pre-application submission)**6. 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 memberDo any of these statements apply to you? ☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

* Overall scheme commenced under PP 3/2010/0054 which comprises part of opp area but separate PP itself.

7. Supporting Information

Please provide the following information:

320120394P

List of all relevant drawings, including reference numbers, that were approved as part of the original decision:

List of drawing numbers submitted with this application for approval:

Drawing	Reference Number
Site location	6371/L(0)
phasing	6371/L(0)06A
Conceptual layout	6371/L(0)03 D
housing mix	6371/L(0)04 C
Scale + massing	6371/L(0)05 D
highway improvements	022, 023, 024, 025.
topographical survey	6371/L(0) 02

Drawing Number
See attached drawing schedule

Reasons for any changes to the original drawings (if applicable):

Updated house types and non material amendments to proposed layout to respond to already permitted changes elsewhere on the scheme
(see attached letter and P.S.S.)

8. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted

The original and 3 copies of a completed and dated application form:



The correct fee:



The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application:



The original and 3 copies of such plans and drawings as are necessary to deal with the matters reserved in the outline planning permission

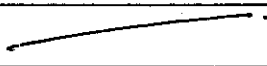


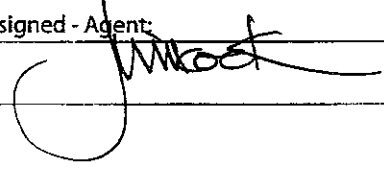
9. Declaration

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

Signed - Applicant:

Or signed - Agent:





Date (DD/MM/YYYY):

12.4.12

(date cannot be pre-application)

10. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

11. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

12. 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)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

If Other has been selected, please provide:

Contact name:

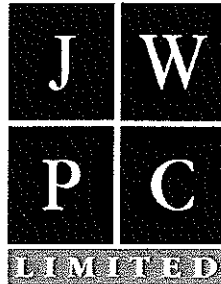
Telephone number:

Email address:

Drawing Schedule**003 Series - Balance of Site****320120394P**

Drawing Number	Drawing
676/001	676
676/002	676
APT1/001	Apartment 1
APT1/002	Apartment 1
APT1/003	Apartment 1
BEC/001	Beckett
BEC/002	Beckett
BECPLUS/001	Beckett Plus
BECPLUS/002	Beckett Plus
CAR/001	Carron
CAR/002	Carron
GLE/001	Glenmuir
GLE/002	Glenmuir
HAW/001	Hawthorne
HAW/002	Hawthorne
HUR/001	Hurston
HUR/002	Hurston
KIP/001	Kipling
KIP/002	Kipling
ORW/001	Orwell
ORW/002	Orwell
ROL/001	Rolland
ROL/002	Rolland
TOL/001	Tolkien
TOL/002	Tolkien
YAR/001	Yare
YAR/002	Yare
CSP/003	Coloured Site Plan
LOC/003	Location Plan
MATBOUND/003	Materials and Boundary Treatment Plan
SD/SF1	1800mm High Close Boarded Timber Fence Detail
SD/SF5	450mm High Knee Rail
SD/SF17	450mm High Post and Rail Fence
SD/SW1	1800mm High Screen Wall
PL/003	Planning Layout with Conservatory Positions
SS/003a	Streetscenes
SS/003b	Streetscenes
3244.001	Landscaping Specification
D3244.001	Landscaping Layout Plan
D3244.002	Landscaping Planting Specification
221771	Conservatory Details
221775	Conservatory Details

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**ADDENDUM TO PREVIOUSLY ENDORSED
PLANNING SUPPORT STATEMENTS.**

**Applications for (a) approval of Reserved Matters; (b) variation of
previously approved Reserved Matters; and (c) amendment to
previously approved details for 12 unit apartment block (replacing
Primrose Mill)**

at

Primrose Mill and land adjoining, Woone Lane, Clitheroe

for

**Miller Homes Ltd &
Beck Developments Ltd**

April 2012

JWPC Limited

1B Waterview, White Cross, Lancaster , Lancs, LA1 4XS

Tel: 01524 599980

E-Mail: enquiries@jwpc.co.uk

PRIMROSE VILLAGE, CLITHEROE

1 INTRODUCTION & APPLICATION BACKGROUND

- 1.1 This Statement is intended to support the joint planning applications by Miller Homes & Beck Developments. The details which are the subject of the application closely follow the schematic development intentions of the Outline Planning Permission reference 3/2008/0526 – for the regeneration of sites around and including Primrose Mill for residential development (maximum 162 units) including improved site access, highways improvements and provision of public open space.
- 1.2 Since the grant of that (2008) Outline Permission in March 2010, the development intentions have been gradually clarified through the submission of applications either for the approval of Reserved Matters or in the form of full applications for selective phases of the overall scheme. In part, those applications have responded to the requirement to provide full details of the proposal prior to commencement of development but in other cases the changes have resulted from the need to adjust highway requirements (to respond to the guidance of the Highways Authority) as well as to adjust the type of accommodation (in response to changing demands of the present difficult housing sector).
- 1.3 Because of the project size and also the decision to accelerate delivery of the required 25 affordable units to the very first phase of the project, the whole scheme has had to be approached on a phased basis. The complex land assembly exercise associated with this large project also required a phased approach.

- 1.4 Phase 1a, the affordable component undertaken jointly by Beck and Contour (now Symphony) Housing Group, is now complete, with additional full scheme details also having been approved for phases 1b (via a full application) and 1c (via submission of Reserved Matters).
- 1.5 More recently detailed planning permission has been granted for the demolition of the existing Primrose Mill and its redevelopment for 12 apartments and 2 dwellinghouses (replacing the originally intended mill refurbishment apartment scheme). That leaves the western part of the site as the only part for which full details have not yet been submitted. The new RM application intends to complete that exercise but, at the same time, incorporates adjustments to the previously approved details to achieve a consistent development approach for the complete regeneration scheme.
- 1.6 Those adjustments respond to the latest changes in the housing market but also to the decision of the original developers, Beck Developments Ltd to bring in the expertise of Miller Homes Ltd with its house building and marketing experience on a national basis. This should help to accelerate delivery of the remaining homes on the development, especially in light of the recognised shortfall in housing numbers in Ribble Valley at present.
- 1.7 The amended and supplementary details of all three current applications therefore reflect the house building aspirations of Miller Homes Ltd so there are inevitable adjustments to the original (Outline) development intentions of Beck Developments, some 3 years ago.
- 1.8 However, a comparison of the originally proposed layout and the layout which form the subject of the 3 present applications confirm that the broad development intentions remain the same, albeit for a slightly reduced overall number of units (151 units as opposed to the originally approved 162). The updating of house types has inevitably impacted modestly upon originally

intended dwelling siting (and this in turn has, to a limited extent, slightly adjusted the originally intended secondary estate road alignment). However, we believe that the modifications do not go to the heart of the original Outline permission nor vary its development intentions in a manner which would require a fresh start to be made on any analysis of principle of development.

- 1.9 Instead we anticipate that the Planning Authority will be prepared to accept these composite applications, which seeks to update the previously approved full details by way of an application for substitute house types (and slightly modified secondary estate road layout/dwelling positions) for the Rectella site. To this would be added the outstanding full details for that part of the scheme for which Reserved Matters submission has not yet been made, with the final segment of the composite applications addressing the requirement to adjust the design of the mill replacement (apartment) building. The applications are supported by separate reports where appropriate although we are mindful that the original permissions included conditions, many of which will need to be discharged prior to commencement of development.
- 1.10 A separate (condition discharge) application will shortly follow dealing with outstanding matters of sample materials, renewable energy, stage 2 site investigation, surface water regulation system, wheel washing facilities, and noise mitigation. A noise mitigation background statement is included (as per condition 5 of the OPP) as part of the current application. Also, conditions relating to bats and archaeological survey have already been addressed.
- 1.11 Although landscaping is separately conditioned on the previous permissions, it was similarly treated as a reserved matter (still to be addressed) on the earlier approvals. Consequently, landscaping is included in the present applications.

2 PLANNING PROPOSAL

2.1 The application updates the detailed development intentions for the Primrose Regeneration scheme and involves detailed adjustments to the original development intentions of the following planning applications / permissions:

- a) Outline Planning Permission 3/2008/0526 for site regeneration for 162 residential units
- b) Full Permission reference 3/2010/0055 – full permission for erection of 25 dwellings contained within original outline permission area
- c) 3/2010/0756 – Reserved Matters approval of 30 residential units (phase 1c)
- d) 3/2010/0897 – Full Permission for demolition of existing mill and erection of 12 apartments and 2 dwellinghouses, contained within approved residential scheme reference 3/2008/0526
- e) 3/2010/0472 – Full permission for adjustment of the site access, with revised domestic garage/parking court arrangements

2.2 The application also provides outstanding Reserved Matters details for the residue of the scheme with the exception of the 25 Symphony affordable units (accessed from George Street) which have been separately approved (3/2010/0054) and which have now been built.

2.3 The detailed design intentions of the individual dwelling units are described within the Design & Access Statement and through the submitted application drawings. In broad terms, however, the present scheme substantially follows the development intentions of the original outline proposal as amended by the above detailed approvals. Adjustments have been made in terms of internal layout, external appearance and intended materials which respond to market requirements and also reflect more contemporary design needs. This has resulted in an overall decrease in the originally intended number of dwellings for

the site (from the original – approved -total of 162 to the present intention of 151).

- 2.4 The reduction in numbers creates a modest reduction in anticipated traffic flows and also creates the opportunity for additional spacing between dwellings.
- 2.5 The need to retain project viability by building what most addresses potential purchasers' requirements has featured heavily in these adjustments.
- 2.6 Principal access from Woone Lane remains in the position as already approved in detail, with the main estate road then following a similar alignment to that already illustrated on the Outline Permission plan. The building line "set-back", creating a "Square" where the estate road turns, has been reorientated by 90 degrees to achieve better spacing, whilst still retaining a central focal point.
- 2.7 The majority of dwellings are then accessed from 3 cul-de-sacs which branch from the main estate road (as the original intention, although the detailed alignment has been slightly adjusted where original dwelling siting has been modified). The cul-de-sac at the southern end of the site is perhaps most altered by straightening out its originally intended curves – primarily as a consequence of the later approved modification of the mill regeneration intention.
- 2.8 A further change to the cul-de-sac at the western end of the site results from the Council's agreement that the 25 affordable units could be separately accessed via George Street (rather than as was originally intended through an extension of this cul-de-sac). This has resulted in a shorter cul de sac, with adjusted dwelling siting.

- 2.9 In other words, current layout modifications respond to the series of detailed permissions which post-date the original outline permission. Since the Council has already endorsed those modifications the applicants anticipate that the now proposed adjustments will not be viewed by the Council as a radical amendment requiring a fresh and full planning application to be made, but rather will agree that these are modifications that do not go to the heart of the original outline permission.
- 2.10 Nor would they involve issues which materially impact upon the consultation exercises previously undertaken as part of the existing permissions.
- 2.11 The Council's statutory planning policies have not changed since the grant of the original Outline Permission and the emerging Core Strategy contains no proposed strategic policies which would challenge the residential use of the application site. The current application is one of specific detail, rather than broad principle of development and we suggest that the revised development intentions are comparable with those previously endorsed by the planning authority and fully examined in the Planning Support documents which accompanied those applications.

3 PREVIOUS SUPPORT STATEMENT

- 3.1 Of particular relevance is the JWPC Planning Support Statement (PSS) and supplementary Support Statements which accompanied the Outline and subsequent applications. The PSS carefully examined the residential development intentions of the Primrose scheme against prevailing local and national planning policy and also in relation to the Council's site-specific aspirations for the regeneration of outworn parts of the Primrose area. It also explained the application intentions and made a contextual analysis, taking account of the mixed character of the surrounding area.
- 3.2 Those documents are still relevant and remain to inform the present applications and their planning analysis, albeit modestly updated by this Supplementary Statement.

4 OBLIGATIONS

- 4.1 Delivery of the overall scheme is conditioned by obligations in relation to affordable housing, open space and highway improvements. These are contained within the S106 Agreement which accompanied the original outline planning permission and by subsequent Deeds of Variation (in respect of the detailed follow up applications). The requirement in relation to affordable housing has already been discharged, and the open space contribution has been partially drawn down to assist preparatory remediation of Primrose Lodge.
- 4.2 The remaining obligations are still enforceable through the OPP (and do not require revisiting for any follow up Reserved Matters applications). However the new stand-alone full application for variations to the design of the previously approved scheme to replace Primrose Mill with a new 12 unit apartment block

will require a further Deed of Variation to add in any new application reference number but we anticipate that this can be dealt with as a routine administrative matter (prior to any grant of PP) and does not require any extensive redrafting of the terms or format of the existing Agreement.

JWPC Limited

April 2012



beck
developments

PRIMROSE VILLAGE CLITHEROE

DESIGN & ACCESS STATEMENT

FULL PLANS PLANNING APPLICATION TO ERECT 126No. DWELLINGS
WITH ASSOCIATED HIGHWAY & EXTERNAL WORKS

millar homes

DESIGN & ACCESS STATEMENT

MILLER HOMES LIMITED - NORTH WEST REGION
HAWTHORNE HOUSE, WOODLANDS PARK,
ASHTON ROAD, NEWTON-LE-WILLOWS WA12 0HF

MARCH 2012

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1.0 INTRODUCTION

1.1 SCOPE OF THE DOCUMENT

This Design & Access Statement seeks to follow the CABE good practice guide and been prepared by Miller Homes Limited North West to accompany a full planning application submission for the development 126no dwelling in a range of house types which include terraced mews and detached together with bespoke apartment types

The site is located off Woone Lane Clitheroe and this document describes the site analysis design development and evolution of the proposals within the context of the site and its surroundings

1.1 CONTENT OF SUBMISSION

This document forms part of the formal planning submission to Ribble Valley Borough Council and should be considered alongside the other submitted documents as below;

- Planning Statement
- Statement of Community Involvement
- Tree Survey
- Landscape Proposals
- Location Plan
- Site Layout and Enclosures Plan
- House Plans & Elevations
- Site Sections and Streetscenes
- Material Schedule
- Topographical Survey

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2.0 CONTEXT

2.2 SITE SURROUNDINGS CONTINUED

Primrose Lodge has been woefully neglected for numerous years due to the decline of the mills which once it served. The industrial decline has brought with it a lack of water management and maintenance and has resulted in a substantial reduction in the water area/volume due to silt accumulation and the damage/deterioration of dam walls and weirs etc.

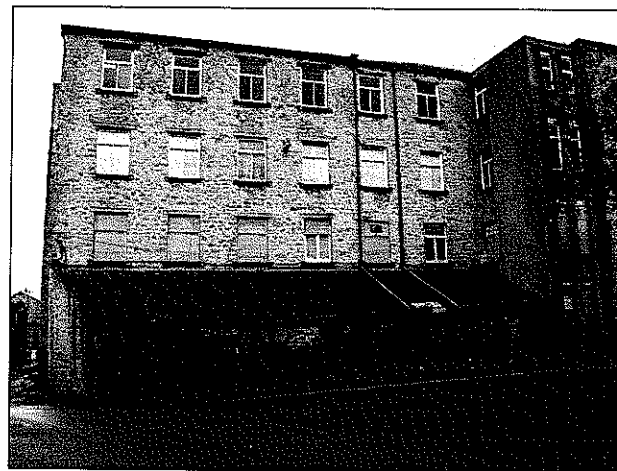
The industrial decline has compromised the landscape and nature conservation qualities of the site. Proper woodland management is required and landscape improvements necessary with the need for nature conservation and protection measures.

This application fully supports the involvement of Lancashire County Council's Remade Team. Whilst a detailed restoration programme will deal with the issues stated above in the fullness of time, Primrose Lodge remains a key part of the comprehensive regeneration proposal for this area.

The aspiration for this area involves the creation of a public amenity that will involve the remediation of the former mill lodge with a view to establishing a permanent body of water (subject to any criteria identified by flood risk assessment) at the same time public access in the form of strategic footpath link to the town centre will be incorporated.



primrose mill small workshop



primrose lodge

3.0 SITE ANALYSIS

3.1 STRENGTHS

- The site lies within an established residential area
- There are strong access links to other communities and services
- Clearly defined site that is relatively level and has easy access to the existing highway

3.2 WEAKNESS

- Existing services through the site which impacts on the developable area
- 12m stand off area from the railway line along the northern boundary of the site which again impacts on the developable area

3.3 OPPORTUNITIES

- Potential for new pedestrian links to the adjoining open spaces
- To enhance the ecological value of the site

3.4 THREATS

- Demolition of the existing mill The proposed scheme has taken account of this and a bespoke apartment block has been sympathetically designed to take its place and enhance the developments main focal point

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rimrose mill small workshop



rimrose mill

4.0 ENERGY STATEMENT

4.1 PLANNING POLICY

There are number of drivers to ensure that new developments are sustainable and have minimal impact on the environment in both their construction and use. In 2004 the Government published Planning Policy Statement 22 (PPS22) "Renewable Energy" which sets out its policies for renewable energy and which planning authorities should consider when preparing local development documents and taking planning decisions.

Policy ENG1: Carbon Dioxide Emissions and Energy Performance states that:

new development or more than 10 dwellings or 1000m² of non-residential floor space should secure at least 10% of their energy from decentralised and renewable or low-carbon sources unless this is not feasible or viable.

Regarding the local tier, the Local Plan Policy Energy and Water conservation requires developers to demonstrate the measures that are taken to ensure the construction of environmentally efficient buildings and the use of energy efficient heating, lighting and other powered systems.

4.2 REGULATORY CONTEXT

The Building Regulations Part L Conservation of Fuel and Power provide a route path towards zero carbon dwellings through increasingly stringent energy performance and associated reductions in CO₂ emissions beyond current regulations. This site's current energy performance standards (Part L1A, 2010) are based upon a 20% dwelling emission reduction of a notional building built to the material specification criteria detailed in the 2006 Part L Building Regulations.

The timetable of updates to the Building Regulations for reductions in dwelling emission rates against the current requirement of Part L1A, 2010 regulations are presented in following table.

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Date	Dwelling Emission Reduction %
2006	current
2013	44%
tbc	100%
2016	true zero carbon

When viewed in this context it is clear that huge efficiency gains are being delivered through new build housing. Over a 10 year period (2003 to 2013) regulated emissions from new dwellings will have been reduced by 44%.

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5.0 LAYOUT

The site lies in an area bounded by post war housings to the west. Victorian terraced housing to the north. Primrose Lodge plus commercial buildings (Lodematic and Stalwart) to the east and open countryside to the south. The housing to the west is located beyond the railway with access via a pedestrian bridge link. The most immediate residential neighborhood is therefore high density terraced housing to the north of the site an area of limited amenity space (rear yards) and the pressure of very restricted parking. It is against this background that the redevelopment of this brownfield site will be judged as a transitional space between high density former mill terrace cottages on the one hand and open countryside on the other.

The key principle behind the design of the scheme is the creation of a unique high quality development with its own sense of place and integrity. The "Village" concept is a departure from the usual housing estate. The built form will not be subservient to the demands of vehicular access. The scheme envisages a series of three spaces of varying character plus central village square and gateway site entrance (Primrose Mill). These spaces and 'events' are defined by pinch points where the scale and proximity of the buildings will signal a change of direction or priority of pedestrians over vehicular traffic. This is a safe environment where a sense of ownership and public space is paramount.

The layout will facilitate pedestrian / cycle movements through the site by providing a route remote from the vehicular circulation. The pedestrian routes will accommodate the existing public footpath which crosses the railway in the north west corner of the site.

In order to create an active street frontage; an essential element of the Village principle parking areas are located behind the houses and in most cases accessed through a variegated terrace. This approach also avoids the predominance of garage doors on the prime elevation of the buildings.

As stated previously the site perimeter provides both constraints and opportunities which impinge on the village concept. The redevelopment of the Rectella factory provides an opportunity to create an active street scene and vitality to Woone Lane - with a sense of ownership with regard to Primrose Lodge. The housing proposed in this area will be relatively tight to the road - a reflection of the former large stone perimeter wall. Woone Lane will remain 'contained' with gaps through to the site limited to a single vehicular entrance (court yard car parking) and a dedicated arched pedestrian route through to the body of the scheme. These breaks therefore provide glimpses of the scheme beyond the solid perimeter formed by two to three storey built form.

At the site entrance the gateway/landmark Primrose Mill is further enhanced and given presence by re-engineering the access road achieved by demolishing single storey accommodation and strengthening and northern side of the access road with a three storey building. The access road/entrance driveway is bounded by built form to both sides to further enhance the sense of arrival and at the 'T' junction within the site a feature building is strategically located at the turn in the road. The delightful conclusion to this journey from the site entrance through to the heart of the site is the establishment of the 'village square' which by its layout not only helps navigation/orientation but also provides a pedestrian nature to the overall scheme - the square acts as a device to further encourage vehicles to move through the village with great care and attention.

Just beyond the south eastern site boundary and to the south of Primrose Mill is the existing commercial building "Lodematic". This boundary will therefore be the location for a suitable landscape buffer with the gable end of the proposed terraces beyond to mitigate any perceived noise problem from the employment site. The integration of residential and employment uses is now commonly accepted with suitable design (contrary to past practices which sought to segregate uses of this nature). The south eastern boundary area will also be utilised for the car parking for the apartments occupying Primrose Mill. It should be noted that the car parking will be located in an area formerly occupied by a single storey element of the mill - its removal will help to reinforce the 'four square' nature and landmark status of the building. This whole area will be further reinforced by a key pedestrian footpath running through the middle of the site. This highly visible and overlooked strategic route will connect two distinct areas of the site - bypass two play areas and continue through to the pedestrian bridge across the railway track.

With regard to the railway track the housing on this north western site boundary has been located in a zone beyond existing easements therefore creating a large landscape boundary with the railway while further mitigating the impact of the railway on the scheme in general.

It should be noted that further development land is located to the south west of the site. Whilst this land does not form part of the proposal an opportunity exists to connect these areas in the future reinforcing the design concept and bolstering the fledgling community proposed within Primrose Village.



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6.0 ACCESS

Primrose village will provide an enhanced pedestrian centered community to the south of Clitheroe town centre. All footpaths within the development will be fully inclusive and accessible to all potential users. A pedestrian network of paths will straddle/permeate the site to reinforce the village ethos of this neighborhood. It is the intention that this approach will mean that road users show due respect to both pedestrians and cyclists. Beyond the site pedestrians and cyclists have good opportunities to visit the town centre a short walk away or take off into the open countryside. The site is a five minute walk from Whalley Road where principle bus routes provide regular services to the town centre and from Whalley Road to the adjoining communities of Whalley and Barrow as well as further a field to other towns.

The main bus and rail interchange is located with Clitheroe town centre only ten minutes walk away.

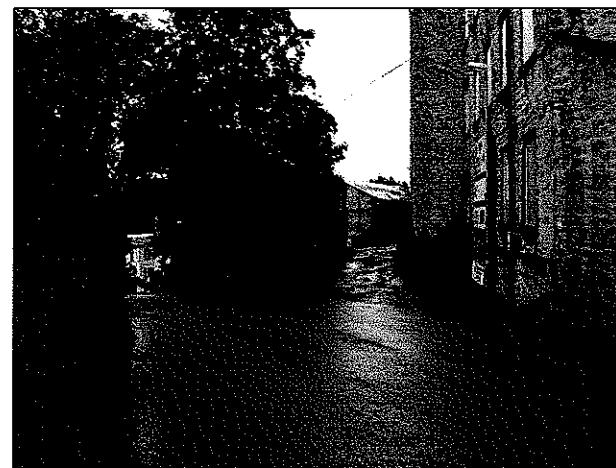
The only point of vehicular access to the site is off Woone Lane adjacent to Primrose Mill. Improvements will be made to this junction in order to achieve satisfactory sight lines and improve safety for pedestrians heading toward Primrose Road. As there is limited footpath provision to either side of Woone Lane to the north of the site, the proposed pedestrian link through the lodge will make an important contribution to the safety of pedestrians and cyclists. As well as the footpath linking the site with Kemple View via the footbridge over the railway, a footpath along the west boundary links to Woone Lane to the open countryside to the south, including public transport.

The site is accessible to both local and strategic highway networks with good connections to Preston M6 - Leeds M1 / A1 via the A59 which is the main distribution road adjacent to Clitheroe.

Access to the development will seek to conform with the requirement set out in the disability discrimination act 1995. In order to achieve this, guidance will be gained from the documents below:

- BS8300: 2001 designs of buildings and their approaches to meet the needs of disabled people - code of practice
- Approved document M of the building regulations published in 2001

Level access will be provided to all properties with accessible thresholds not exceeding 15mm high to comply with approved document M. It should be noted that all floors of the Primrose Mill substituted apartment block will be served by a lift allowing a barrier free access to all.



South view down Woone Lane



North view up Woone Lane

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7.0 DWELLING MIX

Schedule of Accommodation

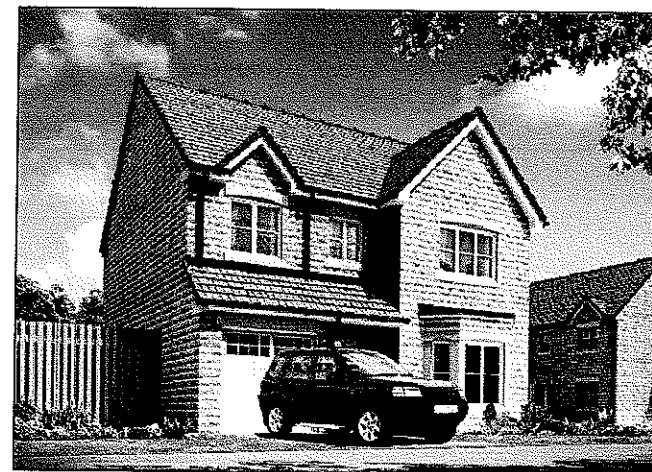
• 2 Bed Apartment	28no
• 2 Bed Semi Detached	9no
• 3 Bed Semi Detached	47no
• 3 Bed Detached	4no
• 4 Bed Semi Detached	29no
• 4 Bed Detached	9no

Total homes 126no

Car parking provision 226 spaces (179%)

The above schedule of accommodation indicates how Primrose Village will provide a good mix of homes and a viable community based on three distinct areas around a village square and main access route

A component of the scheme is the introduction of an element of family housing strategically located at the north end of Primrose Lodge. Whilst bolstering the existing neighborhood this element of housing will command impressive views over the lodge in an area that requires challenging engin



artist impression of glenmuir house type



artist impression of token house type

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7.0 DWELLING MIX

Schedule of Accommodation

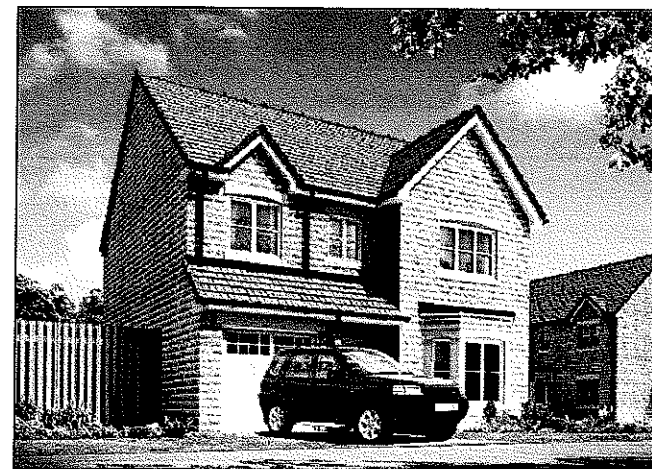
• 2 Bed Apartment	28no
• 2 Bed Semi Detached	9no
• 3 Bed Semi Detached	47no
• 3 Bed Detached	4no
• 4 Bed Semi Detached	29no
• 4 Bed Detached	9no

Total homes 126no

Car parking provision 226 spaces (179%)

The above schedule of accommodation indicates how Primrose Village will provide a good mix of homes and a viable community based on three distinct areas around a village square and main access route

A component of the scheme is the introduction of an element of family housing strategically located at the north end of Primrose Lodge. Whilst bolstering the existing neighborhood this element of housing will command impressive views over the lodge in an area that requires challenging engin



artist impression of glenmur house type



artist impression of token house type

7.0 CONCLUSION

Primrose village will provide an enhanced pedestrian centred community to the south of Clitheroe town centre. All footpaths within the development will be fully inclusive and accessible to all potential users. A pedestrian network of paths will straddle/permeate the site to reinforce the village ethos of this neighbourhood. It is the intention that this approach will mean that road users show due respect to both pedestrians and cyclists.

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