Land to the east of Clitheroe Road (Lawsonsteads) Whalley

Design and Access Statement

April 2012

3201206867P



COMMERCIAL ESTATES GROUP

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Fig 1



Fig 2

1.0 Introduction

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This Design and Access Statement has been prepared on behalf of Commercial Estates Group (CEG) in accordance with CABE Guidelines, and in support of an outline application for development of 3.8 Ha of land to the east of Clitheroe Road (otherwise known as 'Lawsonsteads') in Whalley. A red line boundary and site plan is provided within Figure 1 and 2. Figure 1 indicates the development boundary agreed in consultation with the Local Planning Authority.

This report has been prepared by Planit-ie with input from Indigo Planning, 5 plus Architects and the environmental consultant team.

The content of this report complies with the *'Town and Country Planning (Development Management Procedure) Order 2010 (Article 8)*, which requires design and access statements to accompany most planning applications, *Circular 01/2006 Guidance on changes to the development control system* and *CABE: Design and Access Statements- How to write, read and use them (2006)*.

The intention is to create a new residential development that respects its context (the existing site features, heritage buildings, landscape character and wider landscape setting). The scheme proposes: -

- A maximum of 55 new build residential units;
- A 50 bed nursing home facility
- New areas of open space;
- Access, car parking and ancillary landscaping.

Scope and Purpose

The purpose of this document is to analyse the site in the context of Whalley and consider how the proposal will relate in terms of the proposed mix of uses and quantum of development.

The purpose of the analysis is to ensure that any future development responds to local character and planning guidance.

It draws on the salient points from analysis, at a strategic and site scale, highlighting the strategic physical constraints and opportunities for future development.

This document outlines the vision and design intentions for the development of the site, and explains the design philosophy for the proposals.

The outline application includes a Parameters Plan and Illustrative Masterplan. The parameters plan sets out how different land uses will be located on the site, the amount of development and maximum heights. It describes the elements for which Planning Permission is sought.

The Illustrative Masterplan is provided for information only. It describes how the site might be laid out in accordance with the parameters plan, applying the design principles identified in this Statement. This illustrative plan is intended to demonstrate that it is possible to achieve the densities and quantum of development envisaged, and to express the type and character of development envisaged for the site.

This application is submitted in outline with all matters reserved for future consideration. Any layouts and representations of the final scheme are therefore only illustrative but set out what is envisaged for the development based on the set of parameters.

2.0 Physical Analysis

This section examines the context of the site from a sub-regional to local level. This will help to inform the design proposals, and ensure that the new development respects important contextual considerations.

2.1 The Sub-Regional Context

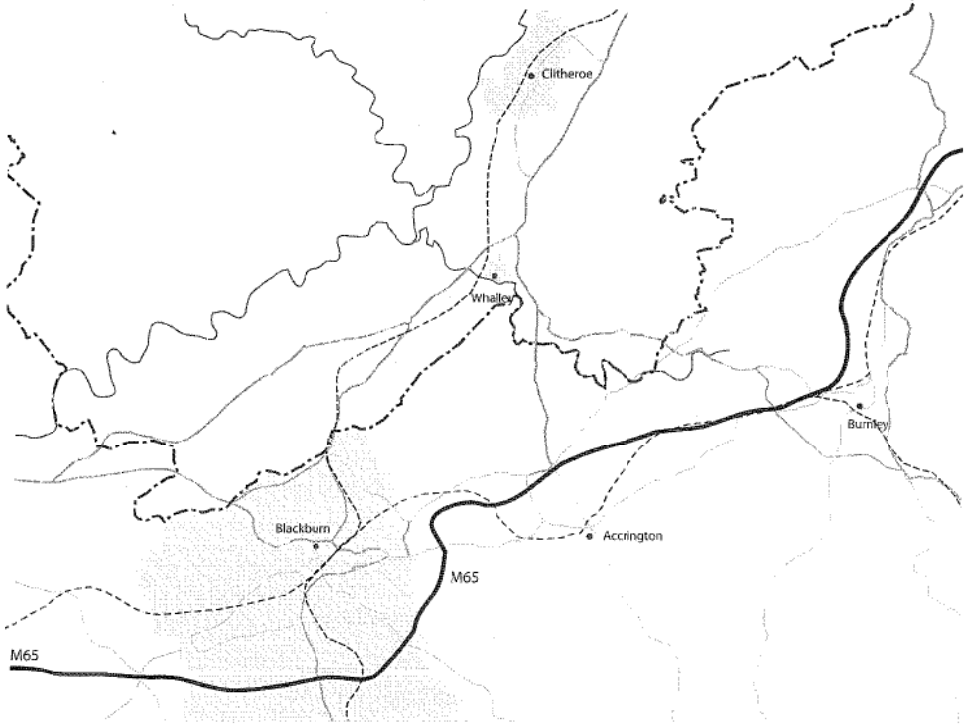
Figure 3 indicates that Whalley is located in the Ribble Valley, between Clitheroe, Blackburn and Burnley.

The location of Whalley on the train line, between Clitheroe and Blackburn, provides links to Preston, Manchester, and sets Whalley as a good sustainable location to accommodate further growth.

In terms of the latest Census information from 2001, the total residential population of the Borough is 53,954 and in 2009 was estimated to be just below 60,000.

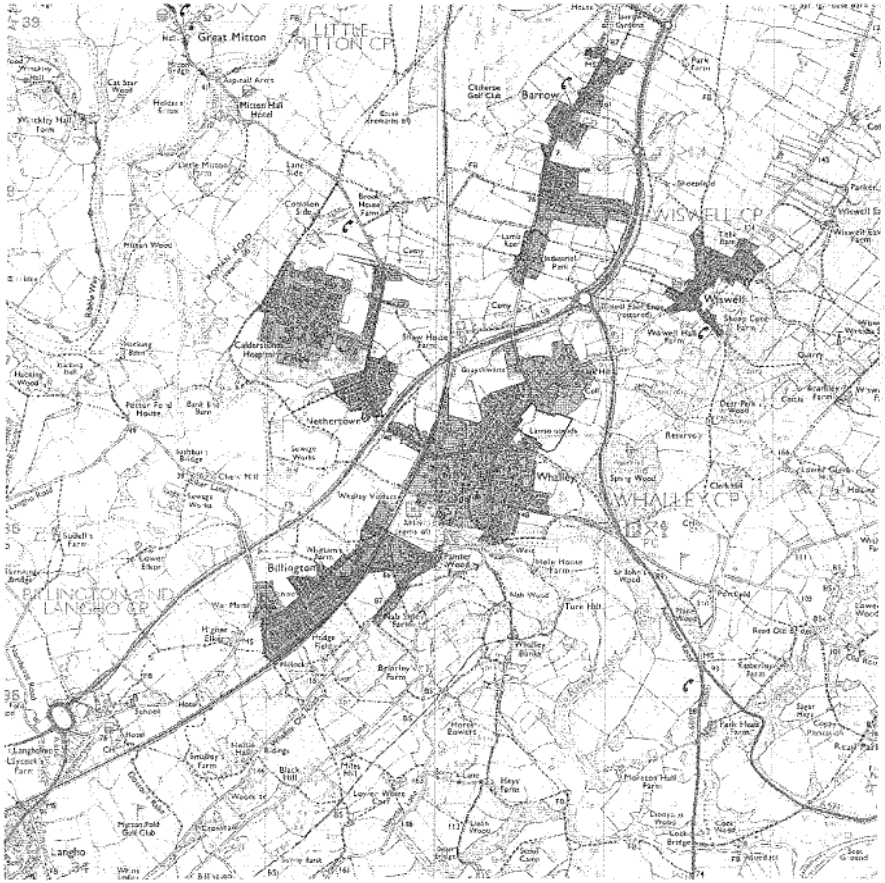
The main settlements in the Borough are defined in the local plan as Clitheroe, Longridge, Whalley, Wilpshire and Billington with Whalley representing the third largest settlement.

Fig. 3



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Fig 4



2.2 The Local Context

Whalley sits on the banks of the River Calder at the heart of the Ribble Valley and is one of Lancashire's most attractive and fascinating areas. It has a range of supporting services, facilities and community infrastructure.
Whalley is central to a cluster of smaller local settlements including Barrow, Wiswell, and Billington.

Figure 4 indicates the hierarchical importance of Whalley in the context of surrounding village clusters.

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2.3 Landscape Character

National Landscape Character

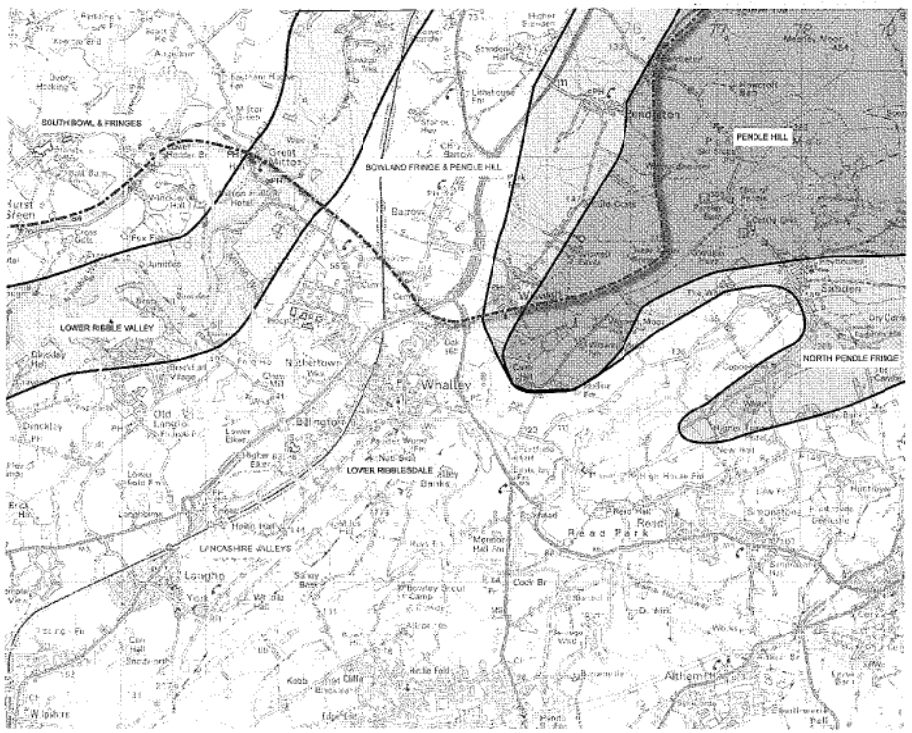
Whalley lies on the fringes of two National Character Areas, as defined by The Character of England Landscape, Wildlife and Cultural Features Map produced in 2005 by Natural England with support from English Heritage (updated from The Countryside Character Map of England, Countryside Commission, 1996).

Whalley lies on the northern edge of Character Area 35: Lancashire Valleys. The area extends from Chorley in the south-west, to Skipton in the north-east, and incorporates the conurbations of Blackburn and Burnley. The Area is defined by the following key characteristics: -

- The broad valley of the river Calder and its tributaries running northeast/southwest between natural backdrops of Pendle Hill and the Southern Pennines.
- Intensely urban character derived from main towns of Blackburn, Accrington and Burnley, which have developed rapidly since the industrial revolution.
- A strong industrial heritage, associated with cotton weaving and textile industries. Redundant or underutilised mill buildings, mill lodges and ponds.
- Profusion of communication routes along the valley bottom including the Leeds and Liverpool Canal, the Preston-Colne rail link and M65 motorway.
- Victorian stone buildings well-integrated into the landscape.
- Numerous large country houses with associated parklands particularly on northern valley sides away from major urban areas.
- Remnants of agricultural land fragmented by industry and scattered development.
- Field boundaries, regular to the west and irregular to the east are degraded around the urban areas, formed of hedges with few hedgerow trees and, at higher elevations, of stone walls and post and wire fences.
- Small woodlands are limited to cloughs on valley sides.

To the immediate north of Whalley lies Character Area 33: Bowland Fringe and Pendle Hill. The Area is extensive, extending from Whalley in the south to Kirby Lonsdale in the north but is interrupted by the Bowland Fells, which occupy higher ground to the north of Whalley.

Fig. 5



Key characteristics of the Character area are shown in Figure 5, and include:-

- Undulating rolling landscape with local variation created by both the numerous river valleys and the outlying upland features of Beacon Fell, Longridge Fell and Pendle Hill.
- Meandering and commonly tree-fringed rivers with oxbow lakes form prominent features within the predominantly pastoral landscape
- Predominantly Grade 3 agricultural land supporting permanent pasture, mostly improved, for dairy and livestock farming.
- Intensively managed landscape, with lush hay meadows in small- to medium-scale fields defined by well-maintained hedgerows with mature hedgerow trees. Some rough grazing at higher elevations
- Extensive semi-natural woodland, much of which is ancient, on both main valley bottoms, side valleys and ridges
- Numerous water courses and bodies including the rivers Ribble, Hodder, Calder, Wyre
- Small villages, hamlets and scattered farmsteads, mostly in local stone, are well integrated into the landscape and connected by a network of winding hedge-lined country lanes
- Bowland Fells provide a dramatic backdrop to the east and north

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Regional Landscape Character

A Landscape Strategy for Lancashire, Lancashire County Council, December 2000.

The Landscape Strategy consists of two documents: -

- Landscape Character Assessment (to provide an objective description and classification of the Lancashire landscape, and

- The Strategy (which provides evaluation and guidance based upon the Landscape Character Assessment).

The document was prepared as Supplementary Planning Guidance to the former Joint Lancashire Structure Plan and its contents have been carried forward into the Joint Lancashire Structure Plan, Adopted Supplementary Planning Guidance, Landscape and Heritage (July 2006) document This document no longer forms part of the statory development plan, however the character areas defined in this document are still relevant and applicable to the area.

Within the Landscape Character Assessment the Site falls within Landscape Character Type 5: Undulating Lowland Farmland and within this Landscape Type, is broken down further into Landscape Character Area 5E: Lower Ribblesdale (Clitheroe to Gisburn) The landscape character description for this Landscape Character Type is: -

- Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes;
- The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls;
- This lowland landscape is traversed by deeply incised, wooded cloughs and gorges;
- There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells;
- Some of the most picturesque stone villages of the county occur within this well settled landscape type;
- The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal; There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads

The Landscape Character Area description for Area 5E: Lower Ribblesdale Clitheroe to Gisburn) is as follows: -

- This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley

2.3 Landscape Character

The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry.

The Landscape Strategy Document identifies the following as 'Key Environmental Features' for this Landscape Character Type: -

- Wooded river corridors and gorges;
- Hedgerows and hedgerow trees;
- Small mixed woodlands;
- Historic villages, stone bridges and stone walls;
- Limestone outcrops and knoll;
- Roman remains and roads;
- Historic drove roads;
- Country houses and estates;

The document includes the following key landscape strategy principles for Undulating Lowland Farmland: -

- Retain the characteristic pattern of river corridor and valley side woodlands;
- Conserve the distinctive rural hedgerow network;
- Conserve the lowland herb-rich hay meadows and unimproved neutral grasslands;
- Conserve the limestone reef knolls typical of the Ribble Valley;
- Conserve rural built features such as stone bridges, historic villages and stone walls;
- Conserve the Roman history and industrial archaeology of the area;
- Conserve country houses and parkland as features of the landscape;
- Conserve the distinctive settings to rural settlements;
- Ensure new development on the edges of villages reflects the characteristic clustered form, development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages;
- Encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows;
- Enhance the wooded character of the lowland landscape;
- Promote the planting of new woodland to link existing woods and hedgerows, arising from a continuous network of trees, hedgerows and woods where this does not conflict with other habitats of biodiversity significance.

The document states that ribbon development, which would disupt the characteristic clustered form of settlements and the rural character of ocal road, should be avoided.

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2.4 Character Areas

An important part of understanding the DNA of Whalley is to establish the Townscape Character Areas defined by variety of townscape elements, including -

- Historical Development;
- Urban Structure/density/scale;
- Land Use;
- Open Space;
- Landscape/Topography/Views;
- Movement;
- Visual appearance/Townscape character.

The study area comprises of 21 character areas (as shown on Figure 6).

The following pages define the key characteristics of each area, and provide a more detailed townscape studies of the areas immediately surrounding the site.



Fig 6 - Character Areas Plan

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Wiswell Lane - rural in character



Narrow Lanes set within open space



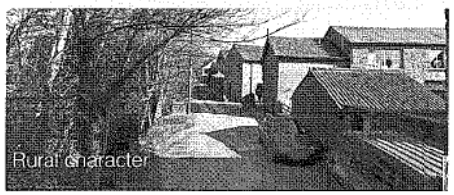
Traditional buildings



Narrow lanes, with revealed views of open countryside



Rural character



Rural character

Key characteristics include: -

Wiswell Lane

- Relevant to the site context given its proximity and the character transition from rural to urban. Predominantly pre 1919 (late 19th century) semi/cetached housing and post war - large detached.
- Series of narrow lanes run off on at right angles to Wiswell Lane (which is itself rural in character), set with large amounts of open space.
- Larger, low density, good quality housing, set within generous garden plots and mature planting
- Some larger, non residential, buildings knit into the landscape, providing a rural character

Brookes Lane

- Very relevant to the site context given its adjacency to the site
- Predominantly pre 1919 (late 19th century) semi/detached housing and pre war.
- The buildings become more agricultural in character towards the open countryside
- Views that are hidden and then revealed again are created by the narrow and winding lanes running at right angles to Clitheroe Road

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Character change along Clitheroe Road



Tighter enclosure towards the village





Large detached properties located off The Grange with tree lined streets and wide grass verges.

Clitheroe Road

- Very relevant to the site context given its adjacency.
- Good quality pre 1919 terraced and 1920-30's semi/detached housing set within generous mature planting.
- Fine urban grain loosening away from the village.
- Varying building line.

King Street

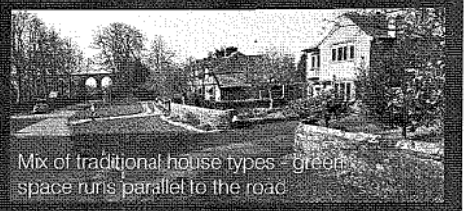
- Relevant to the site in terms of proximity and connection.
- Historic high street and natural centre to the settlement.
- 18th/19th century mix of good quality buildings.
- Traditional materials with a good sense of enclosure, and a fine grain mix of commercial uses and facilities.
- Defined nodal points along the high street.



Church grave yard, traditional buildings define a space

Church Lane

- Relevant to the site in terms of potential materials, rhythms and proportions, which can help create a contextual design.
- Historic core - 18th/19th century mix of good quality buildings, traditional materials and generous open space.
- Buildings define an urban space, but the spatial quality is reduced by the impact of the highway.



Mix of traditional house types - green space runs parallel to the road

The Sands/The Abbey

Relevant to the site in terms of potential materials, rhythms and proportions.

- Historic core - 18th/19th Century and pre war mix of good quality buildings.
- Traditional materials and generous open space /river bank landscape character.





Hayhurst road

- Relevant to the site only in terms of visual connection.
- Mix of inter war semi/detached housing and poor quality modern infill.



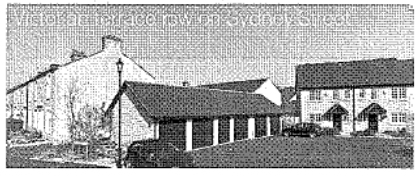
Limefield Avenue

- No real relevance to the site.
- 1920-30's garden suburb style detached and semi/detached housing set within generous mature planting.





Terraced row, tight lane and views out to open countryside



Victorian terrace row, no cycle provision

Princess Street

- Relevant to the site in terms of its relationship to open space, urban form, potential materials, rhythms and proportions, which can help create a contextual design. Use of modern interpretation of vernacular
- Mix of good quality pre -1919 terraced, poor quality post war semi detached, and modern (infill) housing based on local vernacular.



Langworth Road

- Poor quality modern, standard housing layout within sloping topography

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Manor Road

- Relevant to the site in terms of potential issues associated with modern interpretation
- Poor quality modern housing - standard townscape
- Buildings fail to accurately reflect vernacular, and set within a standard housing environment
- There are other community uses located at the edge of the character area, but do integrate withe the residential layout, in terms



Station Road

- No real relevance to the site
- Mix of good quality pre 1919 and semi detached post war, as well as poor quality modern



Abbey Fields

- No real relevance to the site.
- Modern suburban standard housing estate - poor quality



Green Park

- No real relevance to the site
- Poor quality 1960's housing - cul-de-sac layout lacking character



Abbey Road

- No real relevance to the site
- Mix of modern and pre 1919 semi detached



Woodland Drive

- No real relevance to the site.
- Mix of good quality pre war suburban housing and poor quality, standard, modern housing.



Sydney Avenue

- No real relevance to the site.
- Mix of average quality pre war suburban housing and poor quality, standard, modern housing.





Riddings Lane

- No real relevance to the site.
- Poor quality 1960's layout with confusion between public and private open space.



Whalley/Old Road

- Only relevance to the site in terms of distant visual connection, and sloping levels.
- Good quality pre 1919 terraced/cottages.

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Section Summary

This study identifies the areas of townscape value, which will be considered in more detail within section 2.11.

2.5 Historical Development

Whalley emerged as early as the 600's and has gradually expanded.

The historic maps outlined in Figures 8-13 show the growth started adjacent to the river, and has gradually spread north and west over time. With some easterly linear growth around Woodlands Drive.

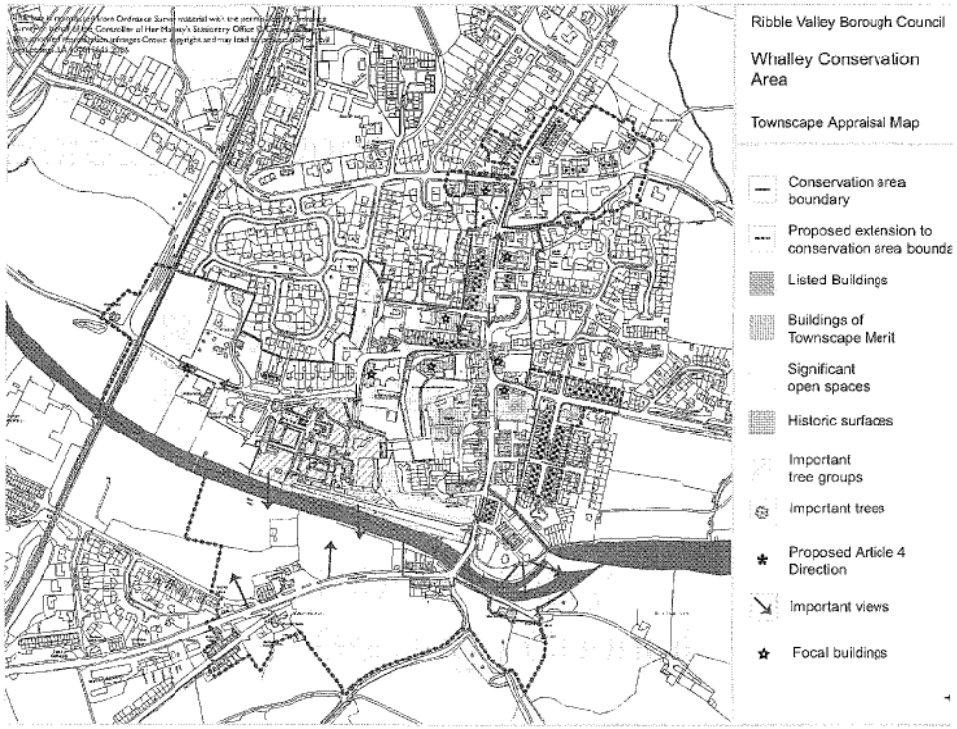
Whalley Abbey and Church are located within this original historic core. The Council's Townscape Appraisal map (Figure 7) indicates the extent of the historic conservation area, which has extended towards Brookes Lane, located adjacent to the site. In addition, the plan identifies listed buildings and buildings of Townscape Merit.

Whalley has grown continuously and will continue to grow.

The proposed development will allow for controlled and planned growth in the short to medium term, this will help to underpin planned improvements in services and enable people to come and live in the settlement that currently cannot afford to. This will make it a viable centre for the long term and support the sustainability of the area.

Whalley is historically significant and has four Scheduled Ancient Monuments in close proximity to the centre of the village, three of these are outlined in Figure 13, the fourth sits outside of the figure. Please refer to the Heritage Statement provided within the Planning Statement for more information.

Fig 7



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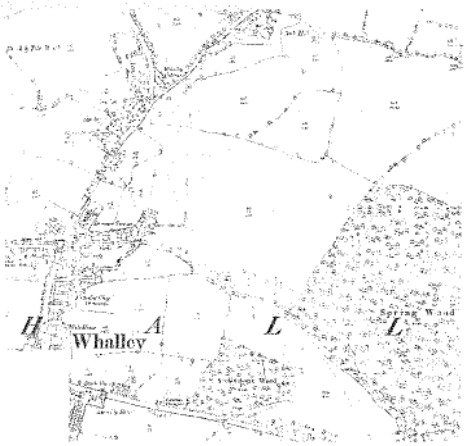


Figure 9 1892 Map



Figure 10 1932 Map

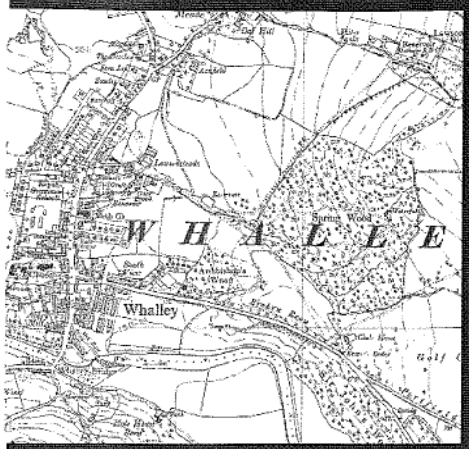


Figure 11. 1955 Map

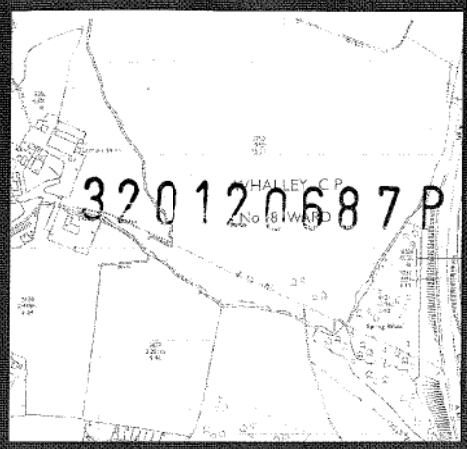


Figure 12. 1975 Map



Figure 13.

Scheduled Ancient Monument

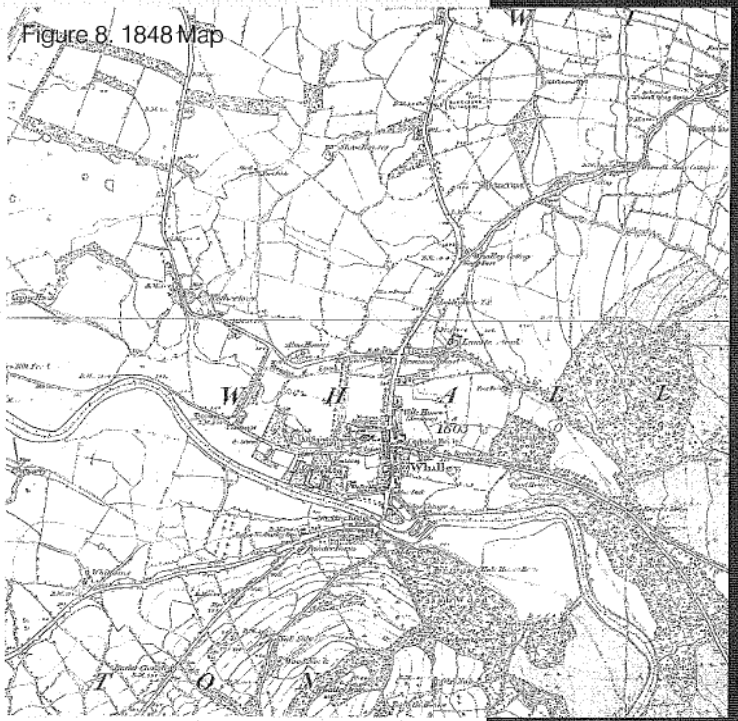
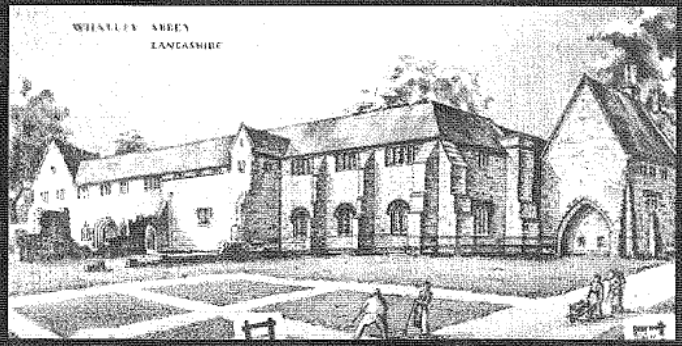


Figure 8. 1848 Map



Above - View from Clitheroe Road towards Wisewell



Above - View of Whalley Abbey

2.6 Urban Structure, Density and Scale

The expansion of the settlement boundary is defined also by the transport infrastructure of Whalley, sandwiched between the railway to the west and the A671 to the east.

These physical barriers together with the topography of the land and visual constraints act as defensible barriers to further expansion into the countryside and coalescence with neighbouring villages.

There is therefore scope for the settlement boundary to be revised to include this site whilst ensuring development remains within the wider physical boundaries and maintains Whalley's existing village character. Figure 14 indicates the overall urban structure and grain of Whalley. The diagram indicates that the site lies at the cusp of more historic, tight urban grain associated with the conservation area, and larger dwellings and buildings associated with the semi rural edge of the settlement.

Of particular relevance to the site, is the finer grain and narrow streets associated with Brookes Lane and the back lanes, which provide access to the rear of the urban blocks.

The diagram also indicates the structural characteristics associated with later 20th century growth including standard suburban housing estate layouts around Hayhurst Road.

Generally, there are higher densities of around 30-35 dph exist around the historic core, and lower densities of around 10-20 dph exists to the north, around Wiswell Lane.

It should be noted that these are very general zones, and within these zones is a great deal of variation.

In terms of scale and massing, the majority of the existing urban area is two storey, however some of these older properties and so are larger in terms of scale and mass than many new houses. There are also examples of 3 storey buildings punctuating the skyline, which helps emphasise key uses and facilities.

Figure 14

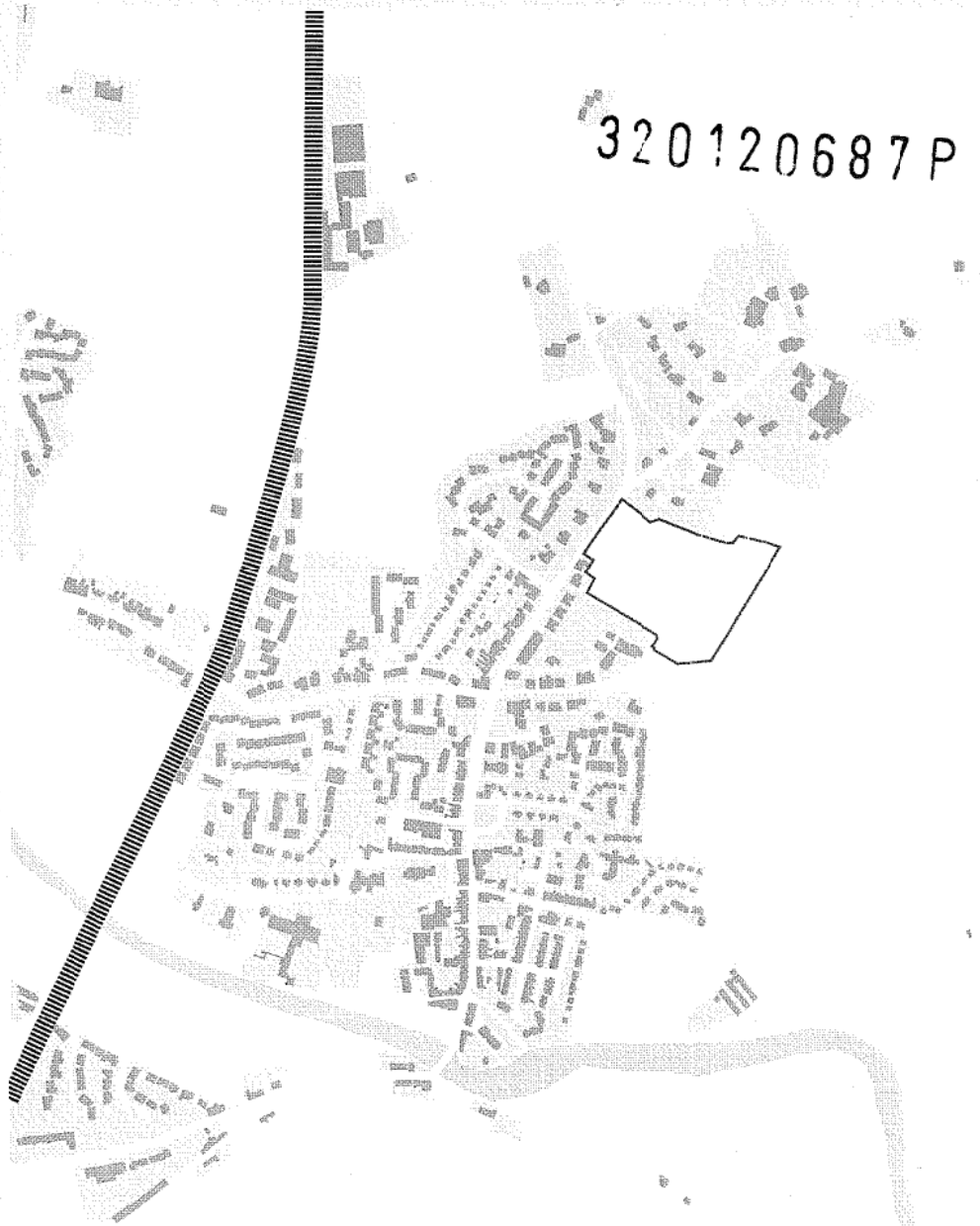
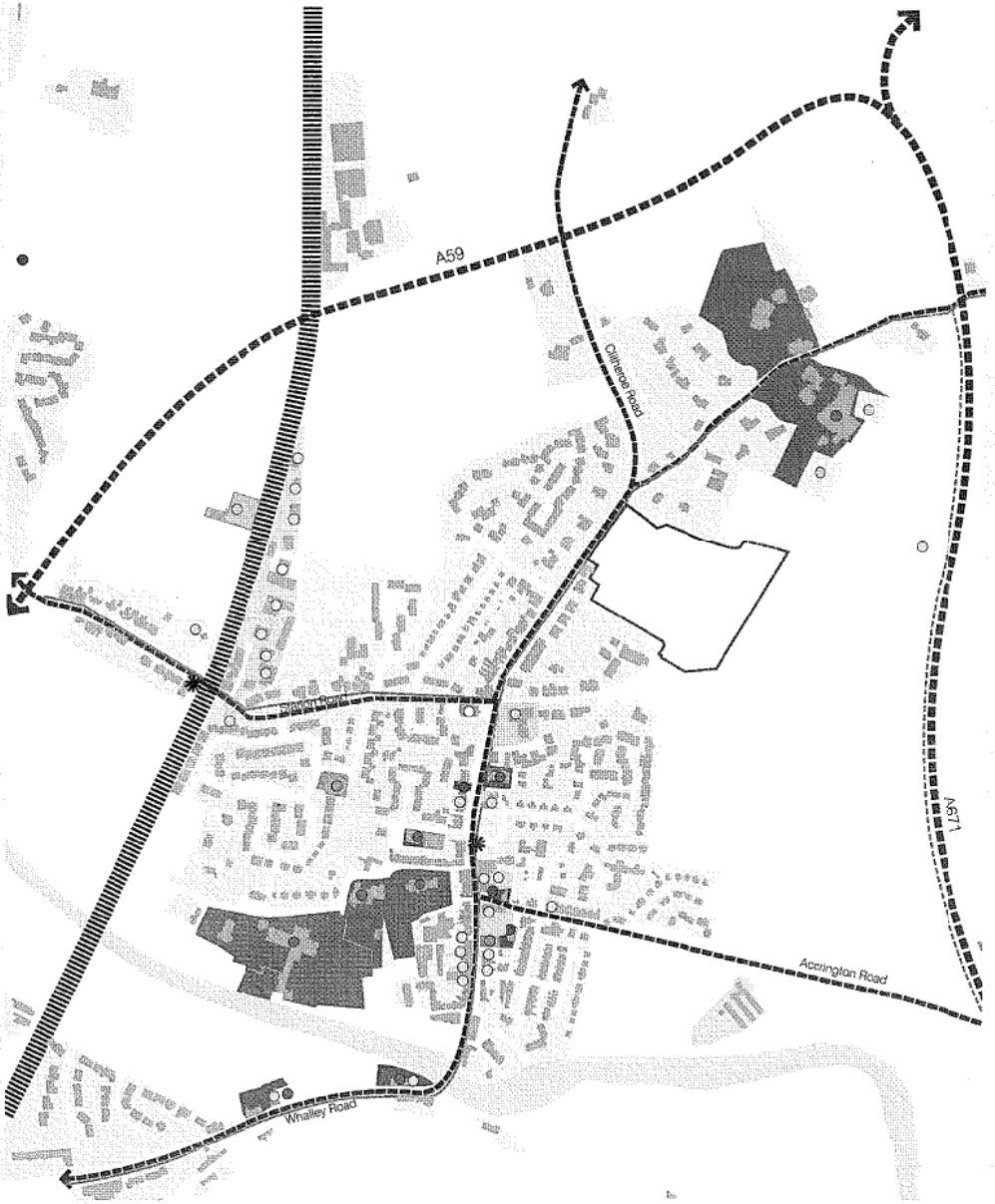


Figure 15



Bus / Cycle Routes

- Primary Bus Route
- Cycle Routes on Road
- Proposed Cycle Route
- Railway Line
- Primary Road Network
- Train Station
- Bus Station

Services / Facilities

- Community Centres
- Education Facility
- Supermarkets
- Dentists
- Doctors / Health Centres
- Hospital
- Restaurant
- Library
- Nursery
- Sports / Leisure
- Pharmacy / Opticians
- Post Office
- Public House
- Office / Warehouse
- Hotels
- Residential Care
- Private residential
- Religious Facility

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2.7 Use Mix

Whalley is identified as a Key Service Centre in the Local Development Framework. It has a range of shops, services and facilities and is a vibrant settlement which also serves its wider rural hinterland.

Figure 15 shows the range of services that support Whalley's deserved place as a Key Service Centre, particularly within easy walking distance of the site, making the potential development highly sustainable.

2.8 Access and Movement

Whalley is well served by public transport with its own bus and train stations providing links to Clitheroe, the wider Ribble Valley area and beyond into Preston and Manchester.

Figure 16 and 17 indicates transport and movement surrounding the site. Whalley benefits from a railway station and a bus station. This reinforces Whalley's status as an appropriate location for some of the additional housing growth provision for the Ribble Valley.

There are a number of good quality strategic highway links to motorway network, as well as a number of footpath routes, immediately to the south of the site, which provide access to areas of open countryside.

Figure 16

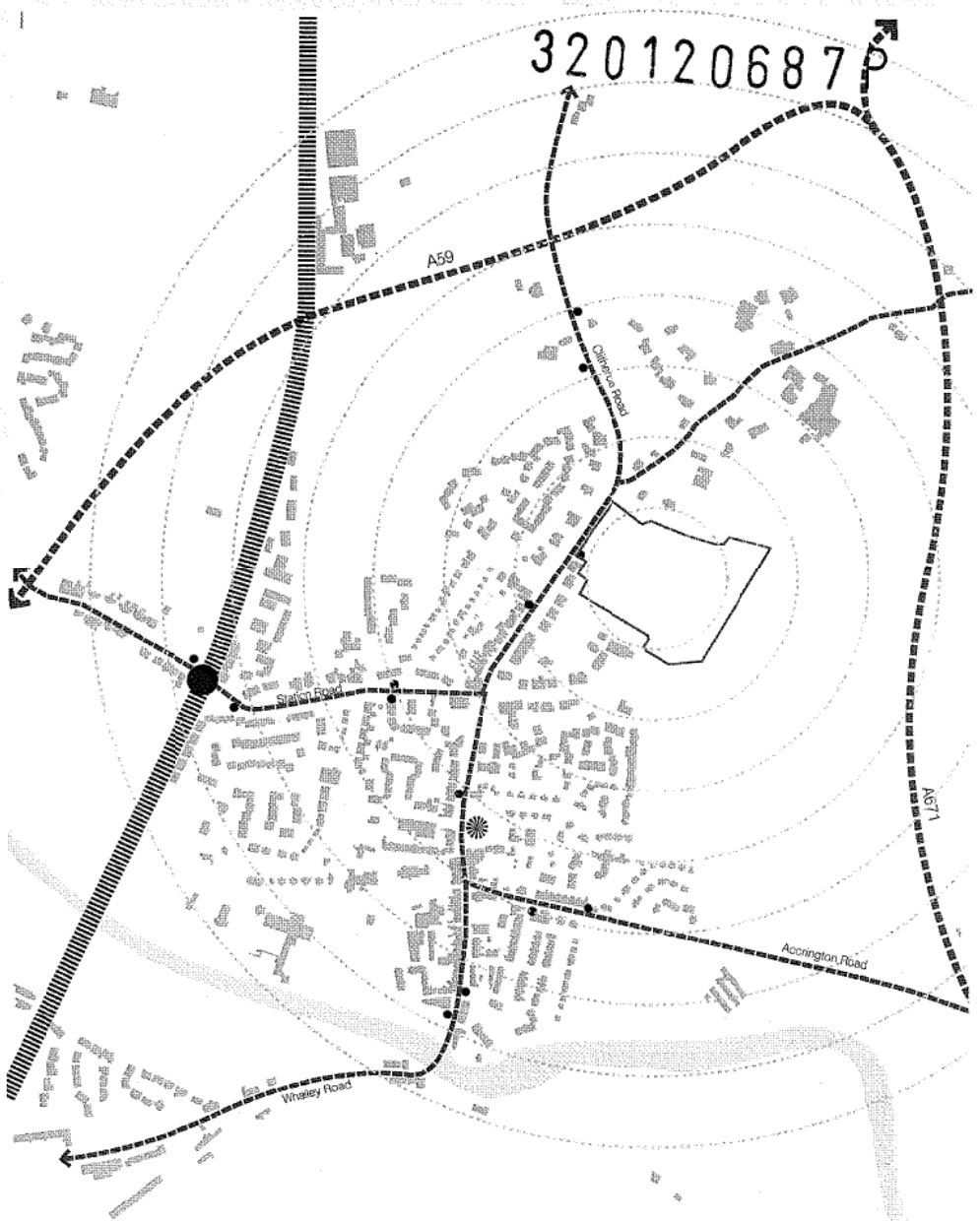
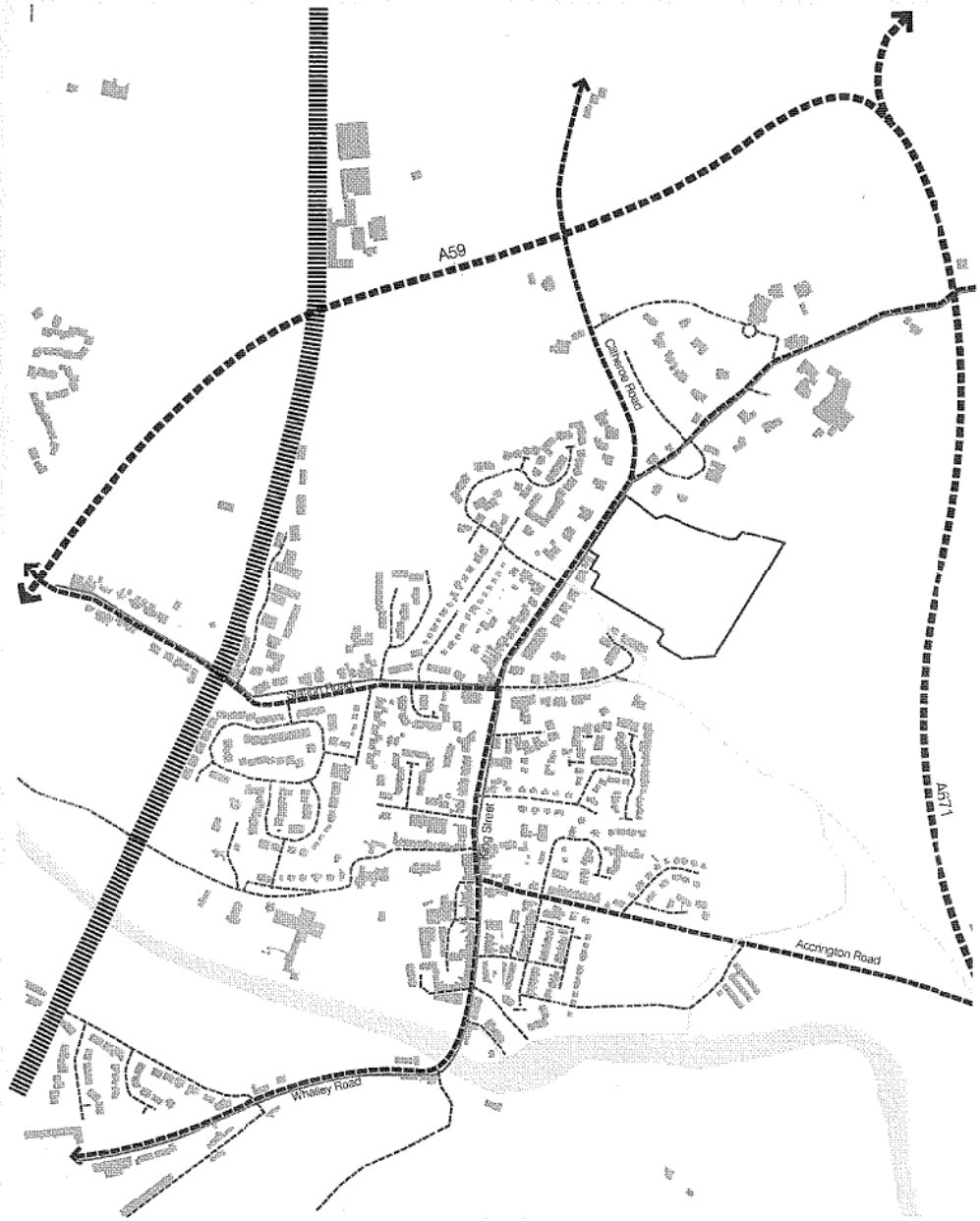


Figure 17

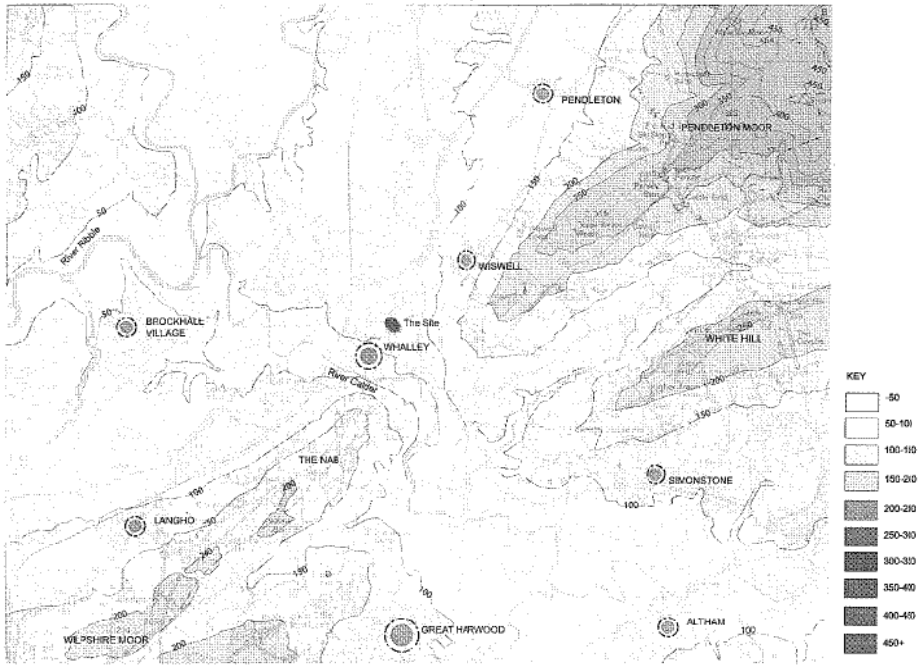


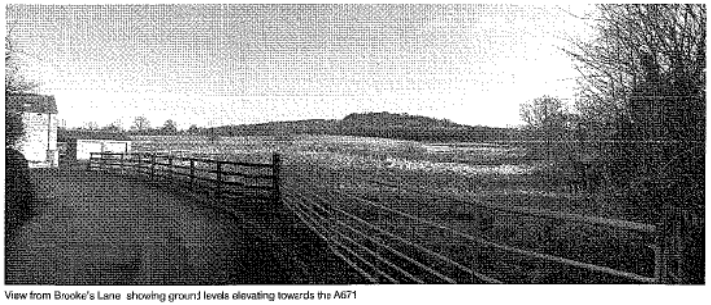
Movement Key

- The Site
- Primary Routes
- Secondary Routes
- Tertiary Routes
- Pedestrian Routes
- Cycle Routes
- Railway Line

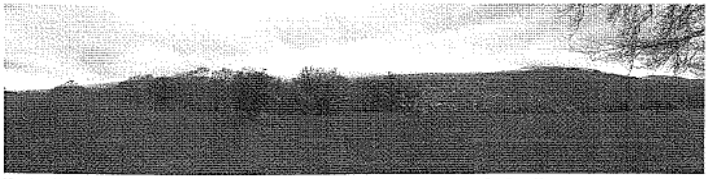
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Figure 19





View from Brooke's Lane showing ground levels elevating towards the A671



View from Nab Hill showing Whalley in the lower lying river valley and rising ground levels beyond up to Pendleton Moor

2.8 Local Landscape Character

Local Landscape Character

A preliminary assessment of local landscape character has been carried out (Figure 18) through a mix of desk-top study and on site investigation. This provides a finer level of assessment than those included within the Character Map of England and the Lancashire Landscape Character Assessment documents.

The local landscape character of the site and area immediately surrounding Whalley is relatively diverse. The land to the immediate west of Whalley is defined by the low lying river valley, and characterised by open views over predominantly pasture land. Both the River and the Railway viaduct form prominent features in the landscape. Urban influences are also present, in the form of light industrial uses on the fringes of the settlement and interspersed in the farmland.

Land to the east of Whalley, including the site itself is more typical of the landscape character as defined within The Landscape Strategy for Lancashire, detailed above. The area is characterised by rolling landform, which then rises more steeply to Wiswell in the north east, small mixed woodlands, copses and hedgerow trees, creating a well wooded appearance and a patchwork of wood and pasture.

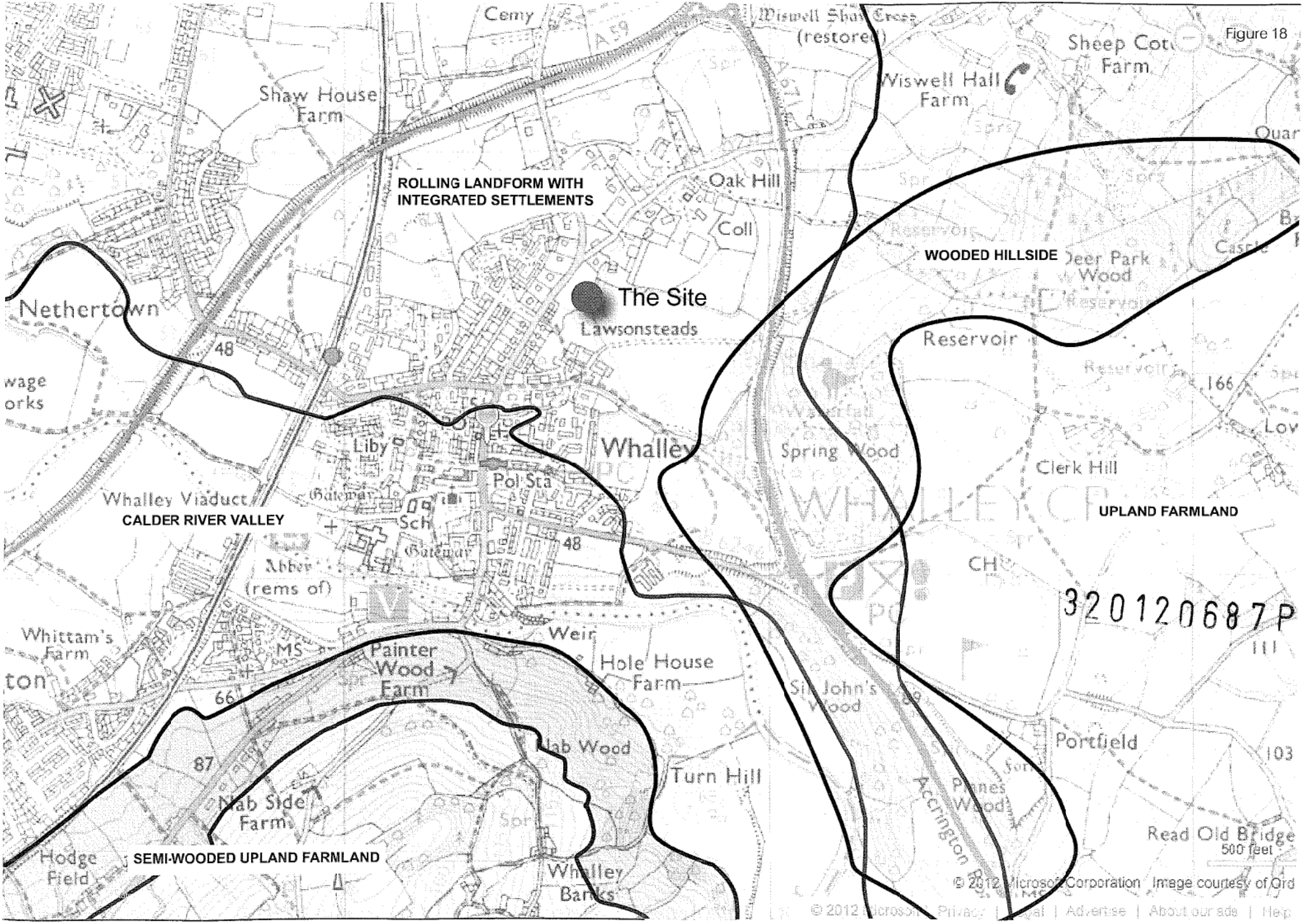
The local landscape character appears to share most characteristics with National Character Area 33, as defined by Natural England.

Key features the local landscape shares with this defined National Character Area include:-

- undulating, rolling landform;
- meandering, tree-fringed rivers;
- agricultural land used for grazing;
- small to medium scale fields, hedgerows, hedgerow trees and semi-natural woodland.

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Figure 18


ROLLING LANDFORM WITH INTEGRATED SETTLEMENTS
WOODED HILLSIDE
The Site
CALDER RIVER VALLEY
UPLAND FARMLAND
SEMI-WOODED UPLAND FARMLAND
Shaw House Farm
Wiswell Hall Farm
Sheep Cote Farm
Oak Hill
Coll
Deer Park Wood
Nethertown
Lawsonsteads
Reservoir
Whalley
Spring Wood
Clerk Hill
Whalley Viaduct
Pol Sta
Gateway
Sch
Abbey (rems of)
Whittam's Farm
Painter Wood Farm
Hole House Farm
Weir
Sir John's Wood
Portfield
Turn Hill
Nab Wood
Nab Side Farm
Hodge Field
Whalley Banks
Read Old Bridge
500 feet
320120687P
© 2012 Microsoft Corporation Image courtesy of GrId

2.9 Visual Analysis

This assessment has been carried out with reference to the Guidelines for Landscape & Visual Impact Assessment, 2nd Edition, 2002. The visual assessment for the development was carried out through a mix of desktop analysis and observation on site. An initial desk study of the area, with reference to topographic data and aerial photographs, was used to determine the broad zones of visual influence (ZVI), i.e. areas of land that are visually connected to the site. The principal views of the site were determined in the field, with particular emphasis on checking potential visual receptor areas such as public footpaths, principal vehicular routes and residential areas.

Representative viewpoints were identified which were considered to be of particular significance in terms of providing a range of views of the site and where development would have the potential to affect the quality and character of existing views.

Photographs of each of the principal viewpoints were taken by a professional photographer using a fixed lens camera. The camera lens had a focal length equivalent to 50mm, i.e. similar to that seen with the naked eye. Where panoramic views were taken, the individual frames were stitched together in accordance with the Guidelines. A photograph from each of the key views is provided in Appendix 1 of this document.

To create the photomontages, a digital block model of the proposed development was produced. Using 3-D modelling software, perspective views of the model were created, and placed accurately within the photographs.

In assessing impact on the selected viewpoints, a number of criteria have been employed. These include:

1. A measure of the view's importance;
2. The degree of visibility of the development from the viewpoint;
3. The sensitivity of the visual receptor;
4. The magnitude of the predicted impact, and the ultimate significance of the impact.
5. An indication of the level of confidence in the prediction is also made.

Level of Importance

The importance of the various views have been categorized on the following basis: -

National - Views from national trails/long distance recreational routes;

Regional - Views from regionally important recreational routes;

District - Views from important undeveloped areas;

Local - Views from the local road, public footpath networks and local residential areas.

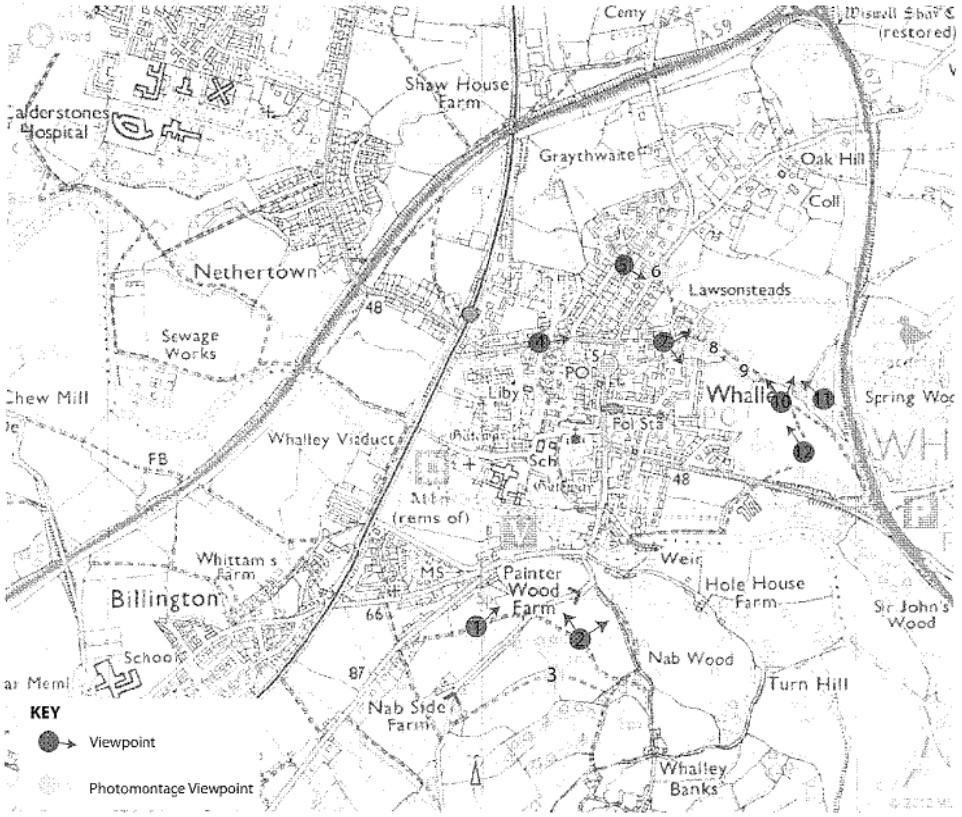
Degree of Visibility and Prominence

The degree of visibility and prominence of the proposed development within the selected viewpoint is measured in accordance with the following scales:

1. Highly visible
2. Partially Visible
3. Scarcely Visible

1. Very prominent
2. Reasonably Prominent
3. Not Prominent

Figure 20



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Sensitivity of Visual Receptors

Visual receptors include the public or community at large, residents, visitors and other groups of people or individuals In defining the sensitivity of visual receptors, account has been taken of the degree to which they are likely to be focussed on the landscape or wider setting Potential seasonal screening effects have also been identified. The sensitivity of the visual receptors identified has therefore been categorized as follows: -

High - Users of public footpaths whose attention or interest may be focused on the landscape Residents whose views or visual amenity may be affected

Medium - Road users

Low - People engaged in their every day work activities whose attention is less focussed on the landscape

Magnitude of Impact

The magnitude of the impact is measured in relation to the extent that changes affect the character and features of the view or landscape, either in a positive or negative way The following descriptions define the magnitude:

Substantial - Leads to a major alteration to key elements/features/characteristics of the view and/ or introduces elements considered to be totally uncharacteristic when set in the attributes of the receiving landscape

Moderate - Leads to a partial loss or alteration to one or more of the key elements/features/ characteristics of the view that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set in the attributes of the receiving landscape

Minor - Leads to a minor loss of or alteration to one or more of the key elements/features/characteristics of the view that may not be uncharacteristic when set in the attributes of the receiving landscape Negligible -Leads to a very minor loss of or alteration to one or more key elements/ features/characteristics of the view that are not uncharacteristic when set in the attributes of the receiving landscape – approximating to the "no change" situation

Significance of Impact

In determining the significance of the impact, account is taken of the sensitivity of the visual receptor, the importance of the view and the predicted magnitude of the impact. The impact is described in terms of either being beneficial, adverse or benign, where the impact is clearly identifiable, and negligible where the impact is not clearly identifiable.

Major - Where there would be a very noticeable and highly significant alteration to the existing view Moderate - Where there would be a clearly noticeable and moderately significant alteration to the existing view

Minor - Where there would be a perceptible alteration to the existing view, but one of low significance

Benign - Where there would be a noticeable change in the character or characteristics of the view, but where this change in not considered detrimental

Negligible - No discernible change in the existing view or landscape

KEY VIEWS

The following section contains a brief description of each of the identified key viewpoints shown in Figure 21.

View 1 Public Footpath, Painter Wood
•Represents a long-range view of the site from the potentially sensitive location of Nab Hill Approximately 0.7 miles from the site.

View 2 Public footpath, Moor Lane to Dean Lane
•A long range view of the site from the potentially sensitive location of Nab Hill Approximately 0.65 miles from the site.

View 3 Nab Side Farm-Nab Wood.
•A long range view of the site from the potentially sensitive location of Nab Hill Approximately 0.75 miles from the site.

View 4 Station Road
• Intermediate view of the site from within the settlement of Whalley. Approximately 0.35 miles from the site.

View 5 Limefield Avenue/Hayhurst Road
•Close view towards the site from within the settlement. Approximately 150 metres from the site.

View 6 Clitheroe Road
•Close range view directly east into the site. Approximately 30 metres from the site boundary.

View 7 Brooks Lane (incl local buildings of merit)
• Close range view of the site from area with locally important buildings. Approximately 190 metres from the site.

View 8 Brooks Lane
•Close up view from the end of Brookes Lane as it joins the pedestrian footpath. Approximately 220 metres from the site.

View 9 Public footpath off Brookes Lane
•Close up view from the pedestrian footpath of Brookes Lane. Approximately 270 metres from the site.

View 10 Public footpath east of A671
•Intermediate view of the site from the public footpath network to the south-east. Approximately 370 metres from the site.

View 11 Spring Wood
•Intermediate view from a clearing to the western edge of Spring Wood. Approximately 530 metres from the site.

View 12 Public footpath intersection
•Intermediate view of the site from the public footpath network to the south-east. Approximately 570 metres from the site.

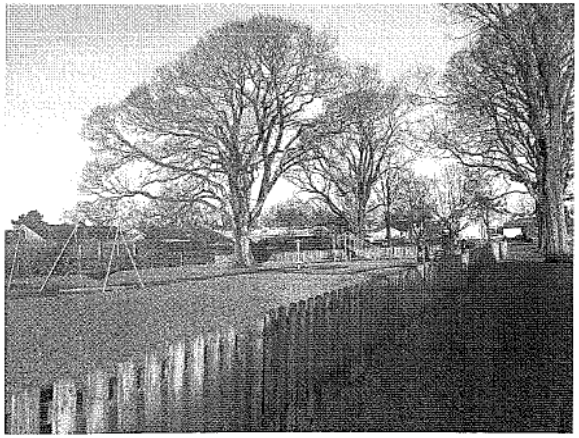
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Figure 21


KEY
PUBLIC FOOTPATH
1 PROCTER'S FIELD PLAY AREA
2 LINKING GREEN SPACE
3 POCKET GREEN SPACE
4 PUBLIC GARDEN
5 INFORMAL RIVERSIDE GREENSPACE
6 ELIZABETH II PLAYING FIELDS & WHALLEY SPORTS CLUB
7 SPRING WOOD
400m/5 minute walking distance
Whalley
College
The Lodge
Whalley Lodge
Clitheroe Road
Lawsonsteads
Council Depot
MITTON ROAD
B6246 STATION ROAD
B6246 KING STREET
Archbishop's Wood
Broken Brow
Poultry Houses
Hole House
Accrington Road
A671
A59
PO
PW
Sch
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2.10 Open Space

Figure 21 provides an overall assessment of open space within Whalley.

The diagram indicates that there is significant provision of semi natural/informal open space within Whalley; however, not all of this is publicly accessible. Further, there is a limited amount of small scale publicly accessible open space within the settlement boundary.

Further, a large play area -Procter's Green Play Area – provides is approximately 3100m2 in size, and a range of formal play equipment to suit children of between approximately 4 and 8 years of age. It has a secure timber fence boundary and incorporates a litter bin, signage and seating.

As illustrated in the diagram opposite, the play lies within an easy 5 minute/ 400 metre walking distance of much of the settlement of Whalley. However, some of the settlement fringes to the north and north east, including where the site is located, are outside this 5 minute walking distance. This suggests that it would be beneficial to incorporate additional play facilities within the site.

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2.11 Townscape Study Areas

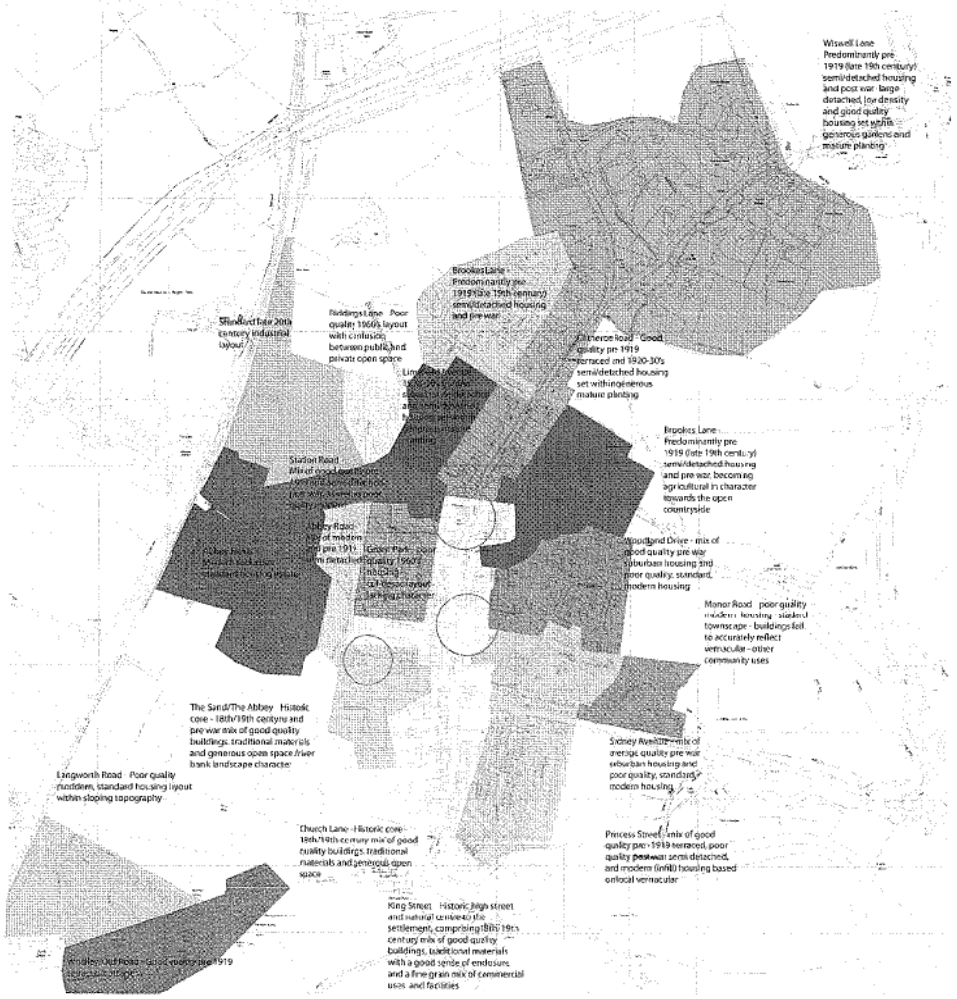
19 different character areas have been identified in Whalley. These areas are identifiable as having an individual character in terms of townscape and visual appearance.

This study will now focus on three of these areas in detail: -

1) The **Brookes Lane Area** - adjacent to the site, and explores the transition between the main road and rural edge of the settlement. For this reason the study will focus on the form, structure, building and street typologies and analysing the spatial sequences experienced, in order to understand the characteristics and nature of 'fringe' Whalley.

2) **Wiswell Lane Area -** will be studied to understand the characteristics of existing fringe areas of Whalley and the spatial sequence experienced when leaving the town and entering the countryside.

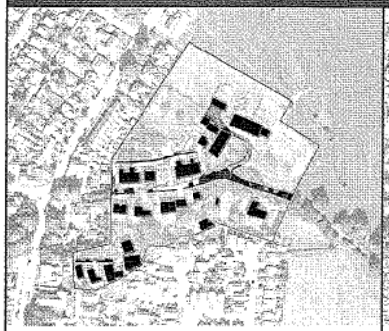
3) **Conservation Area** - whilst this area is not of particular relevance in terms of townscape qualities such as form, structure and grain, the Conservation area is an important study area in terms of architectural qualities, visual appearance and materiality. These will be analysed in order to fully understand how these features contribute to the character of Whalley.



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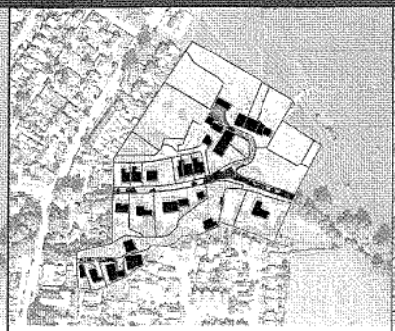
Townscape Study Area 1: Brookes Lane

Built form & Layout Structure



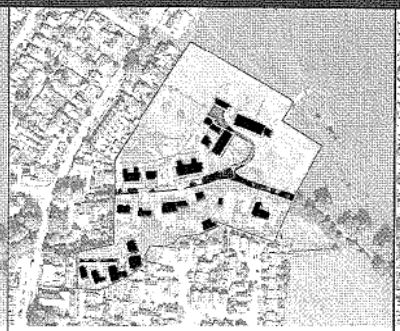
- Built form follows ribbon development, extending along Brookes Lane into the countryside from Clitheroe Road
- A medium density urban grain gives way to a more agricultural structure as you travel along the lane, following rural a grain/structure based around large farmhouses/courtyards/mews

Plot Structure



- Smaller plots and focused closer to Clitheroe Roac, becoming larger and more irregular in form as you travel down Brookes Lane

Building Line



- A strong building line is created by a regular set-back is set bythe initial houses along the lane of about 8-10m
- This line and definition to the street breaks up and becomesmore irregular as you travel down the lane, and the number of detached dwellings increases

Street Width



- Brookes Lane ranges between 4 3- 8 3m in wicth along its length
- Critically, it mantains a narrow carriageway at its connection with Clitheroe Road which helps to define the rural character of the lane from this point onwards

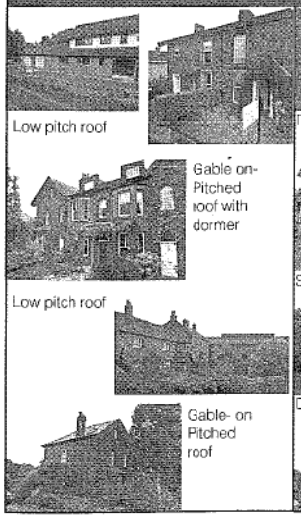
Street Enclosure



- Brcokes Lane provides varying experience of enclosure

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Roof forms



Building Typologies



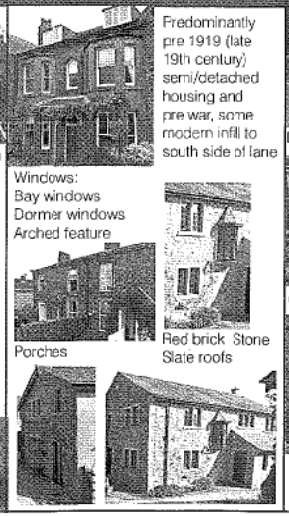
Relationship to stream



Horizontal / Vertical Rhythm



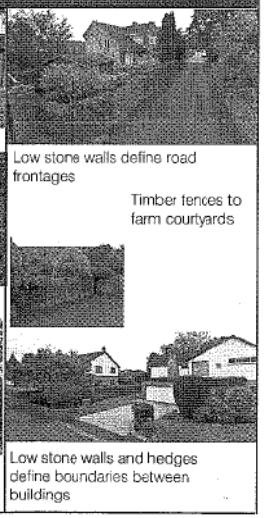
Architectural details/ materials



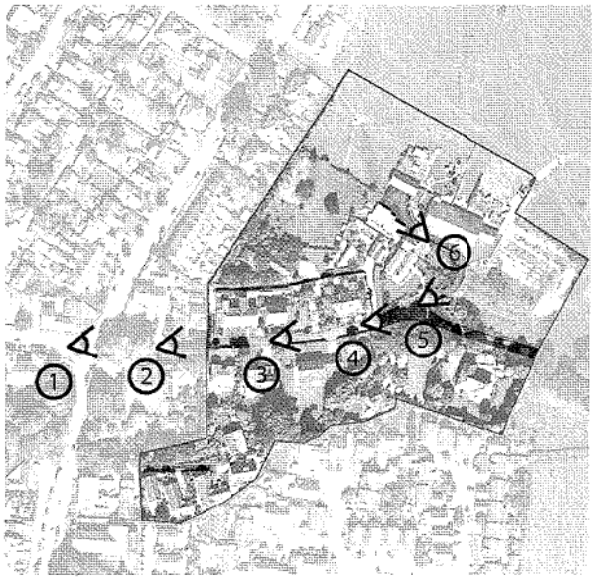
Parking

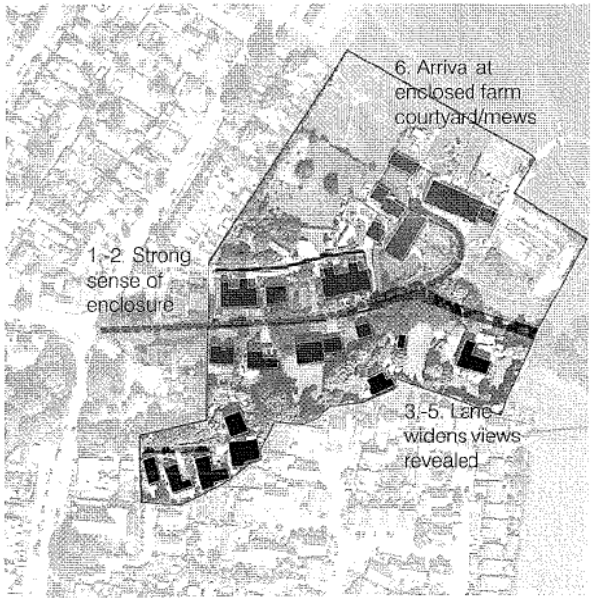


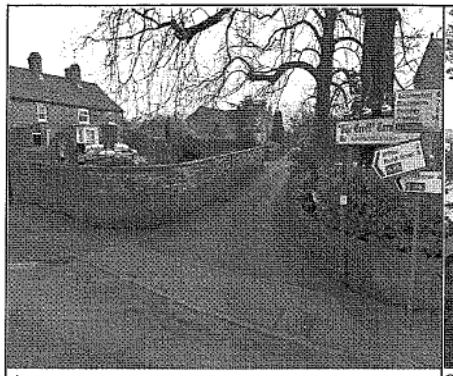
Boundary treatments



Spatial Sequence 1- Brookes Lane

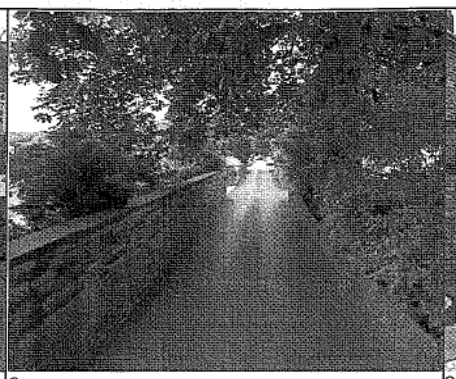






1.

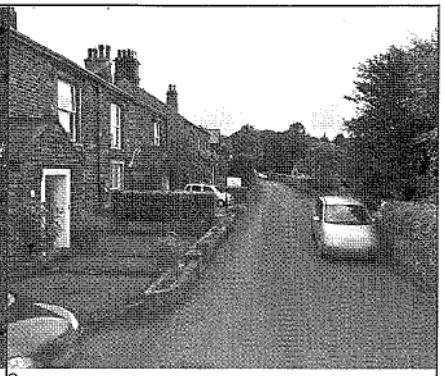
Entrance to the Brookes Lane from King Street is defined by low level stone walls. The character of a rural lane is reinforced by the narrow laneway and detail of the stone walls



2

A strong sense of enclosure is created by the strongly defined carriageway of the narrow lane and trees.

There is a progressive linear view down lane

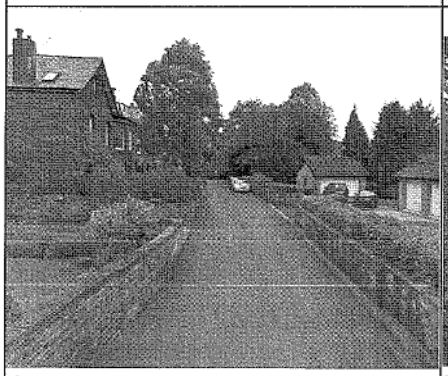


3.

The carriageway widens, and building set-back from the lane increases, reducing the level of enclosure and an opening up of the lane experienced

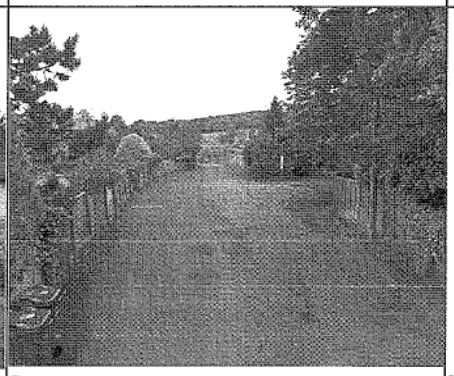
Low stone walls continue; however, they become a less prominent feature in the street

Rural long distance view revealed



4.

The entrance to the Brookes Lane from King Street is defined by low level stone walls. The character of a rural lane is reinforced by the narrow laneway and detail of the stone walls



5

There is a strong sense of enclosure is created by the strongly defined carriageway of the narrow lane and trees

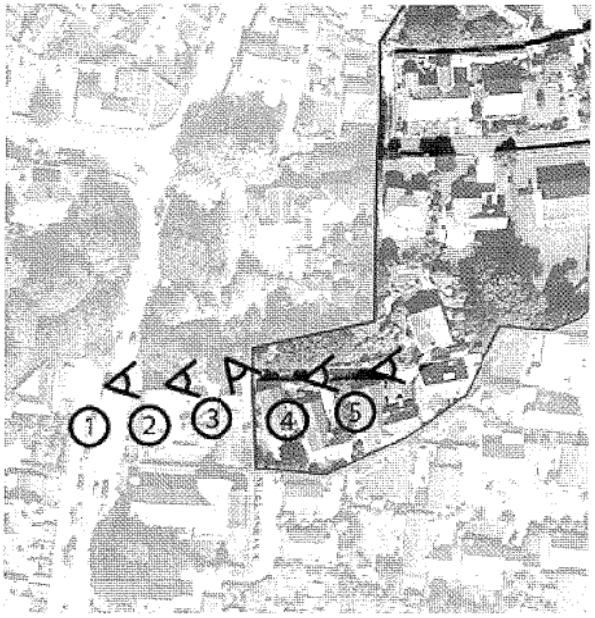
There is a progressive linear view down lane

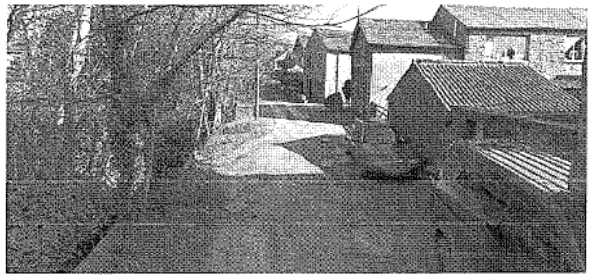
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6.

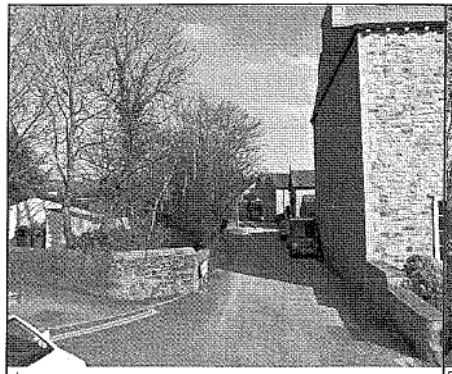
The courtyard leads to a narrow back lane access opening up into a smaller courtyard and farmhouse

Spatial Sequence 2- Brookeside Close





Houses from out onto stream with a narrow lane separating Courtyard spaces provide access and parking arrangements to buildings

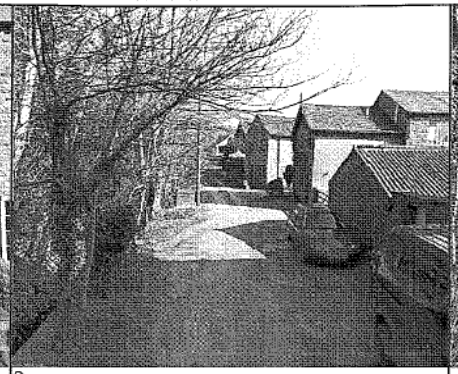


1.

There is a high level of enclosure defined by edge of dwelling fronting out on King Street and the low wall defining stream

A stone wall and wall of the adjacent house define the narrow lane, and become an entrance feauture

There is a linear view down the lane

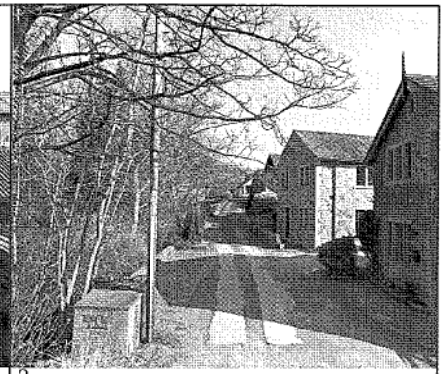


2.

Lane defined by dwellings to one side

Dwellings overlook and have a strong relationship with the stream

There is a progressive reveal of linear view down lane

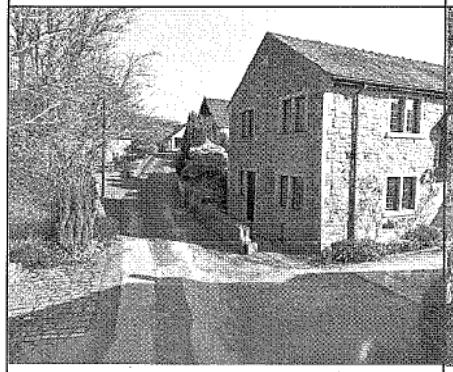


3.

Lane defined by dwellings to one side

Dwellings overlook and have a strong relationship with the stream

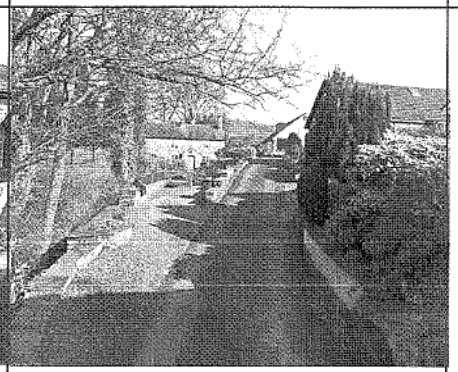
There are glimpsed views down the lane



4.

Pocket spaces and courtyards lead from the lane provide access to dwellings so that a strong relationship with the stream is maintained without parking in front of the houses or along the lane

The long view is obscured by rising topography



5

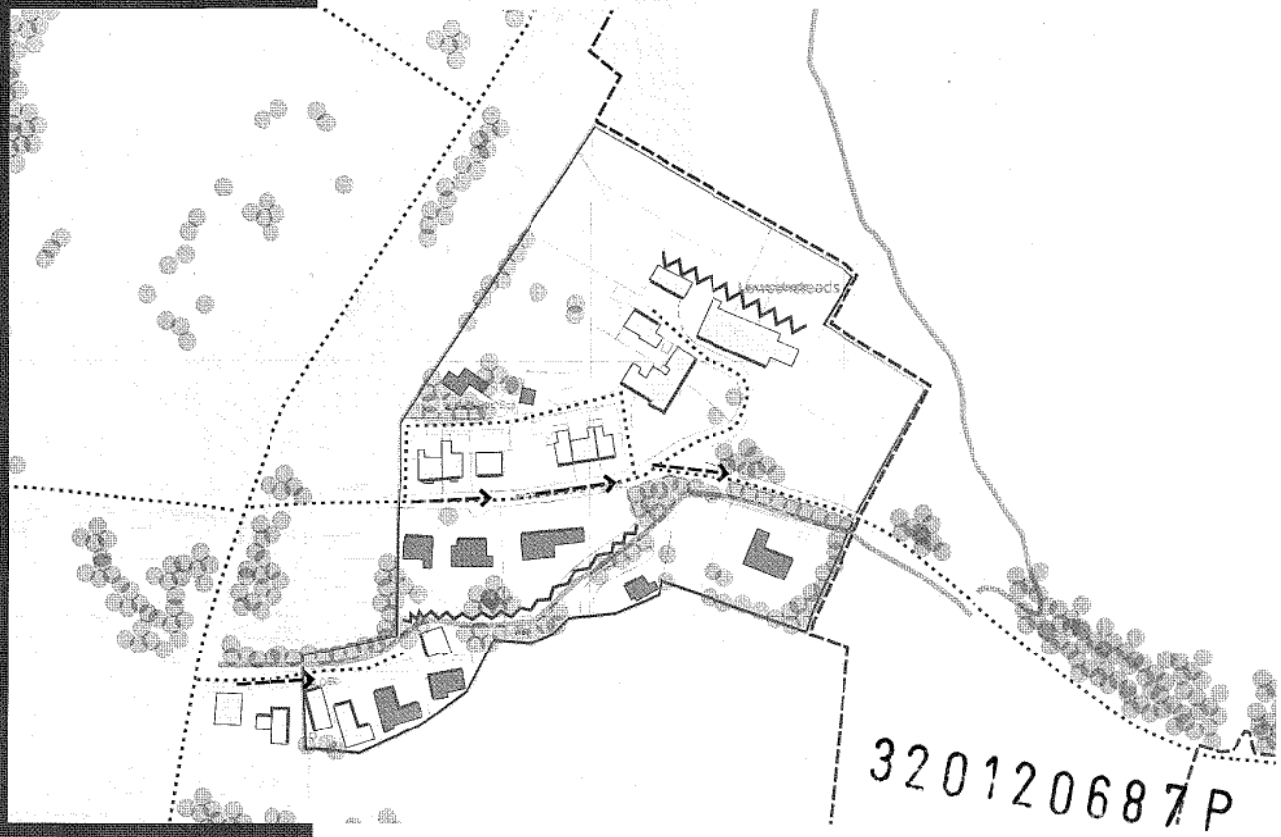
There is an increase n set- back between the houses and lane. A change in topography reveals a courtyard space at the end of the lane

The ling view is obscured by rising topography

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Character Area 1 Townscape Study Area



Character Area 1
Urban Design Analysis Plan

Urban Design Analysis

Key features of the urban design analysis include:-

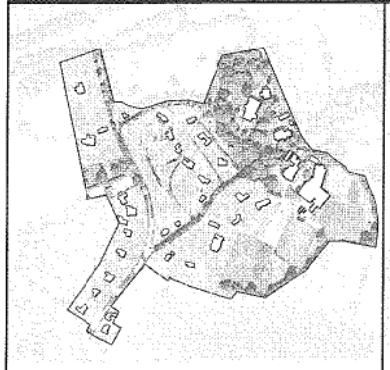
- Areas of regular/formal urban structure are found close to Clitheroe road. This becomes more fragmented and agricultural in character as you travel away from the main road to and into the countryside.
- The lane terminates at a farmhouse cluster/ mews courtyard, surrounded by larger buildings which enclose the space.
- The quality buildings in terms of townscape are clustered to the north of Brookes Lane, modern infill housing to the south of Brookes Lane detracts from this quality townscape character.
- These dwellings also present an exposed back to the stream to the south.
- Brookeside Close has a tight urban structure and a different character to Brookes Lane. These houses are orientated to provide a positive frontage to the stream, access to the individual houses from courtyards, orientated at right angles to the lane.
- Parking is mainly in curtilage or in private garages.

Key

- Townscape study area
- The site
- Buildings of townscape quality
- Other buildings
- Positive frontage
- Potential exposed backs
- Views forming spatial sequence
- Open countryside
- Tree cover
- Stream
- Vehicle movement
- Node/gateway

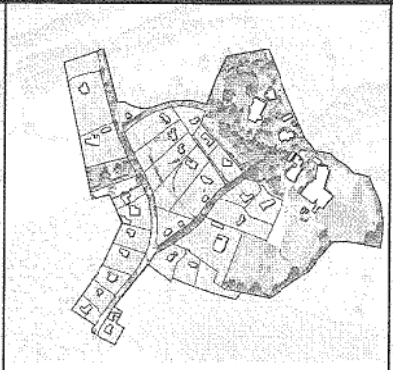
Townscape Study Area 2: Wiswell Lane

Built form & Layout Structure



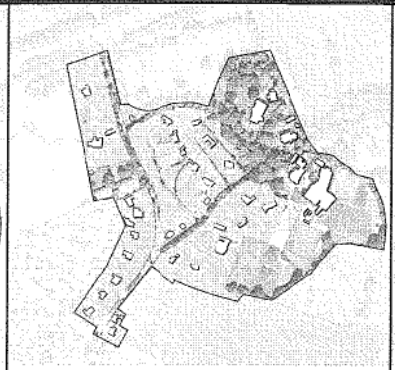
- A low density area, all dwellings are large detached houses
- Oakhill educational buildings create large building typologies to the east of the site, and therefore a loose grain

Plot Structure



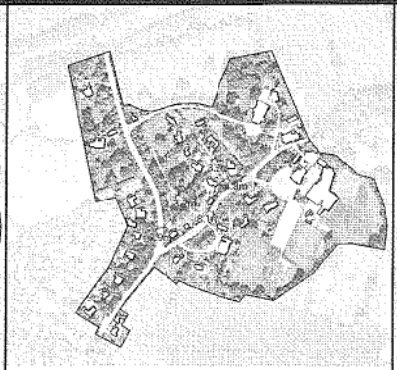
- Large individual plots for detached houses
- Regular and irregular

Building Line



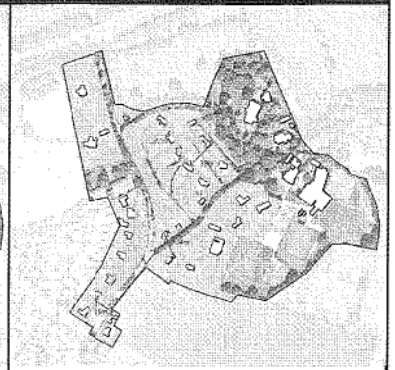
- Despite a uniform set back to most properties a weak building line is created along Clitheroe Road and Wiswel lane due to the distances between the detached dwellings

Street Width



- Clitheroe Road and Wiswell Lane are approximately 8m wide (including footways)
- Secondary resicential roads/lanes/private driveways are narrow single carriageways of approximately 3.5m with no marked footways

Street Enclosure



- Clitheroe Road and Wiswell Lane provide varying experience of enclosure along their length

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Roof forms



A mix of roof including pitched, gabled and hipped forms



Dormer windows in roof





Building Typologies

A mix of typologies and styles. The majority are large detached two storey houses



Area also includes two storey bungalows, educational buildings and sports facilities





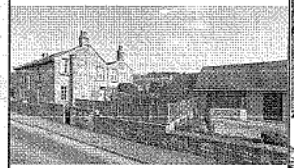
Relationship to stream



The stream runs parallel to Wiswell Lane in a wider green corridor between the road and buildings. Most buildings front the watercourses; however, some address it at an angle. There are some cases where surrounding buildings present rear facades to the stream.

Architectural details/ materials

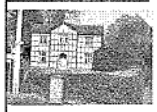
A mix of styles and materials with no inherent binding characteristic





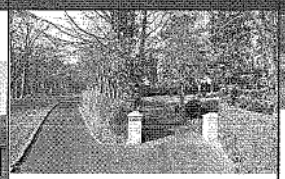
Materials include brick, stone, slate roofs, timber and render





A mix of architectural features including brick quoin

Parking



Private Driveways to properties



In curtilledge and on-plot parking



Boundary treatments



Low stone walls a feature of the area closest to the town centre

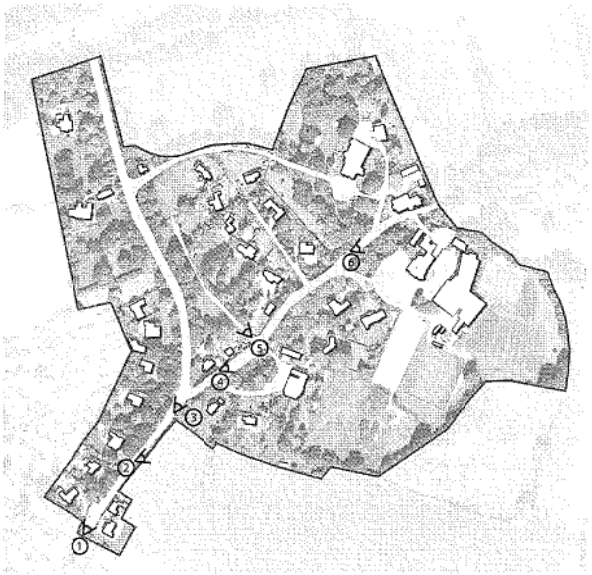


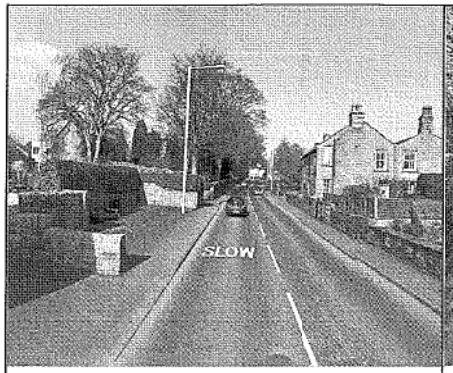


Hedges and fencing



Spatial Sequence 1- Wiswell lane



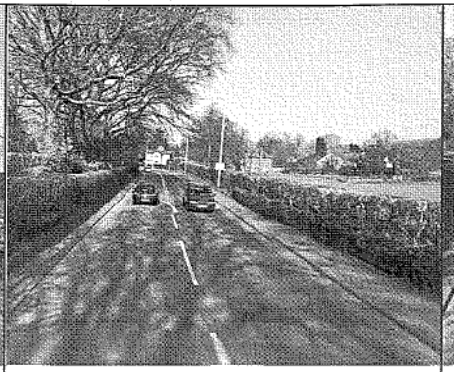


1.

Emergence in to the Wiswell lane Character area Street enclosure defined by dwellings that directly abutt the street

Main road with wide carriageway and defined footpaths Low stone walls and hedges define private spaces

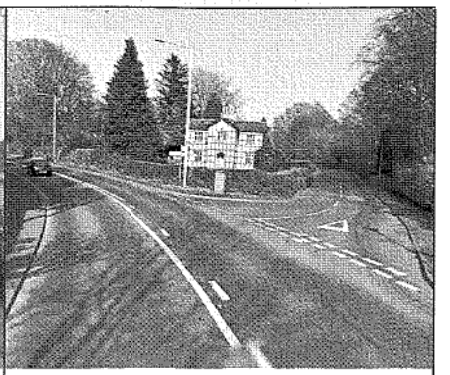
Progressive linear view terminated in distance by focal building



2.

The sense of enclosure is lost open fields to the right present a open rural view.

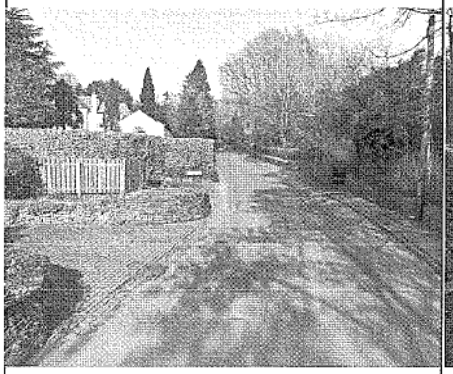
The progressive linear view is terminated in the distance by focal building



3.

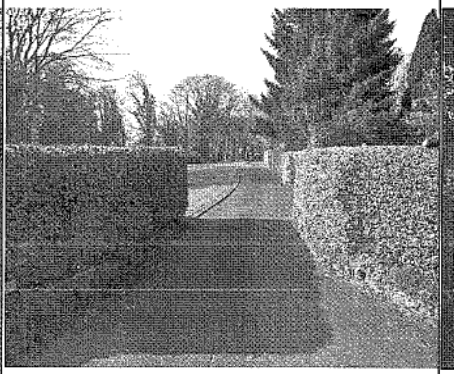
Fork in the road at local building marks the departure point for a secondary lane to branch off.

Approach becomes more rural in character as the road departs the town



4

Carriageway narrows, with only one marked footpath Curve in the lane hide and then reveals long distance views as you travel up the gentle incline



5

Glimpse linear view down residential lane A strong sense of enclosure is created by the hedges defining entrance



6.

Lane becomes more rural in character, narrower and without defined footpaths as it passes the college and leaves the town

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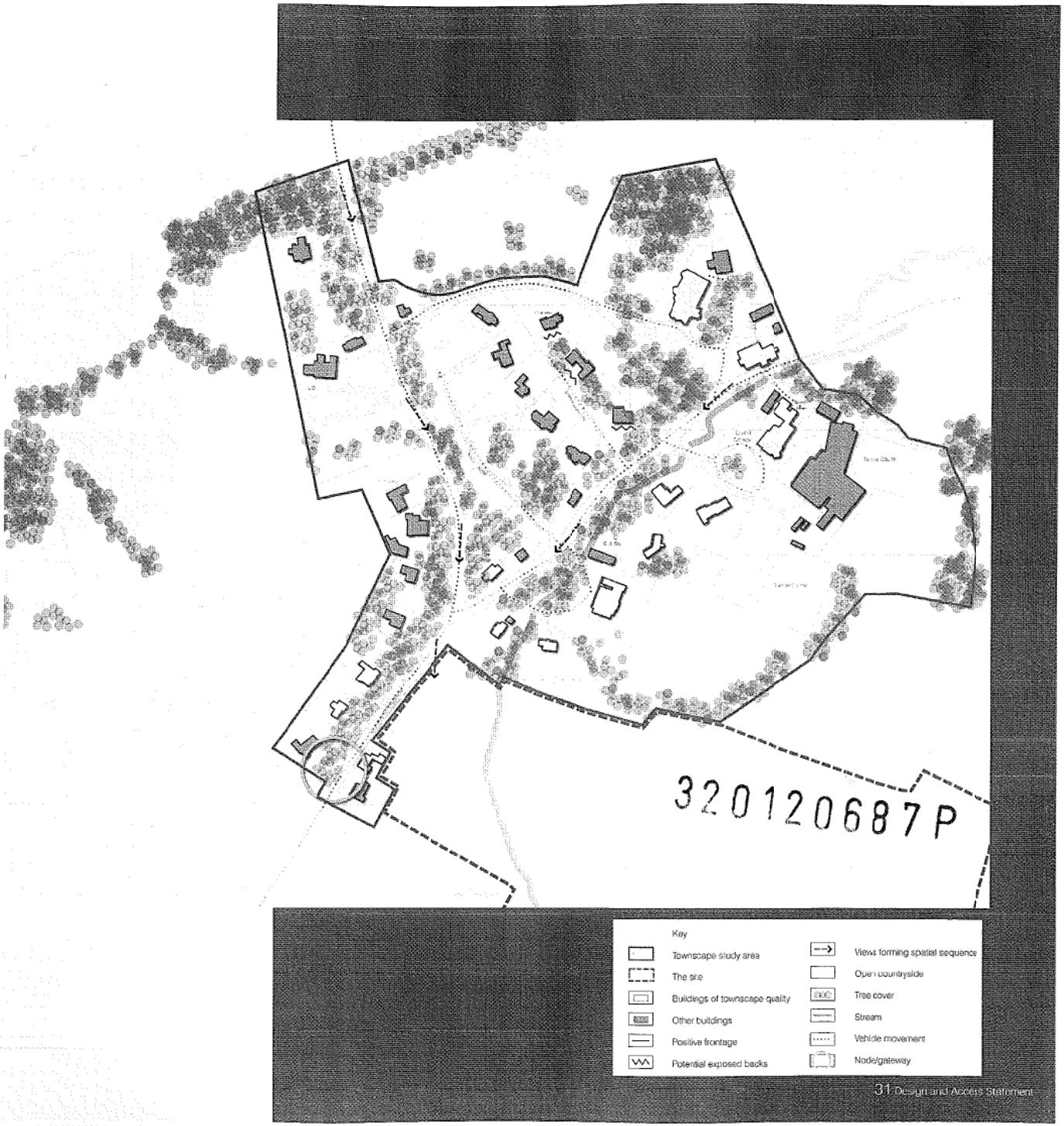


Character Area 2 Townscape Study Area

Urban Design Analysis

Key features of the urban design analysis

- A low density area, the transition from town to countryside is reflected in it's layout and structure
- Large plots and detached buildings become more dispersed with irregular plots and adopt looser, rural structure at the interface with the countryside
- The quality buildings in terms of townscape are scattered across the study area, of particular note is some high quality education buildings at Oakhill College
- There is a high level of tree cover in this in Wiswell lane area, a feature of which is the green corridor that runs adjacent to the stream
- Parking is mainly on plot in private garages There is also a number of private driveways
- The southern point of this area forms a gateway into Whalley This nodal point is created by the change in enclosure from open to enclosed by when travelling into the town from the north This marks the entry into Whalley and the transition into the next character area



Townscape Study Area 3: Conservation area



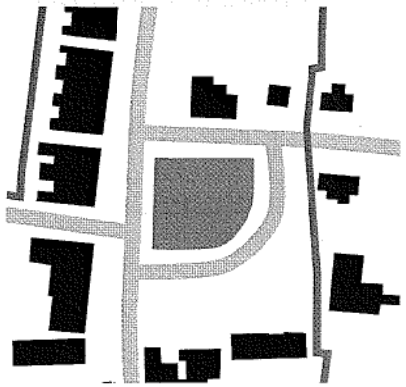
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Character Area 3 Townscape Study Area

Townscape feature - Central Open Space



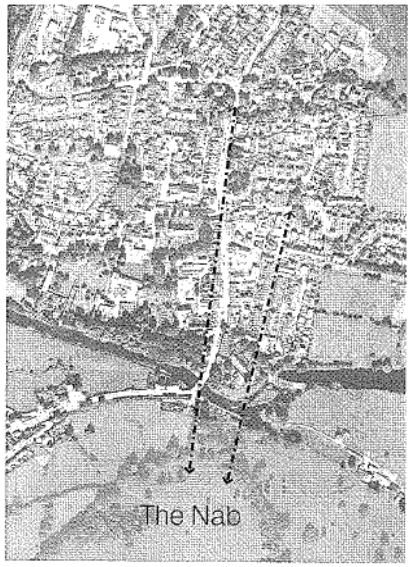






- Pocket area of public open space, creates a focal feature
- Located off King St, provides a punctuation of open space in the public realm and a focal point feature in the townscape
- Buildings, including community facilities and houses, are orientated around the open space.

Townscape feature - Long distance views of the Nab







- Historic streets in the conservation area are orientated to capture long distance views to 'The Nab'.
- Visual connection with the landscape feature

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Section Summary

The detailed townscape study has uncovered some interesting and locally distinct townscape features which can be utilised with the design conept to ensure that the development feels like a natural extension of Whalley

3.0 Technical Analysis

This site has been reviewed from a technical perspective to understand opportunities and constraints associated with development. A number of technical reports have been commissioned and they accompany this outline planning submission. The following reports have been prepared:

- Transport Assessment;
- Flood Risk Assessment;
- Utilities Assessment;
- Heritage Assessment;
- Ecological Surveys;
- Preliminary Assessment of Ground Conditions;
- Tree Survey;
- Travel Plan Framework;
- Renewable Energy; and
- Sustainability Statement.

From the review of this information, and from a number of site visits, there are some key physical aspects of the site highlighted in the adjacent diagrams.

In particular the landscape character of the site is crucial to ensuring the scheme is in keeping with the area. There is a zone of natural landscaping running along the stream route, and up the hill containing the tree belt.

This area is examined in detail in the Ecological surveys. This area is highlighted on the adjacent diagram within the green dot dashed line.

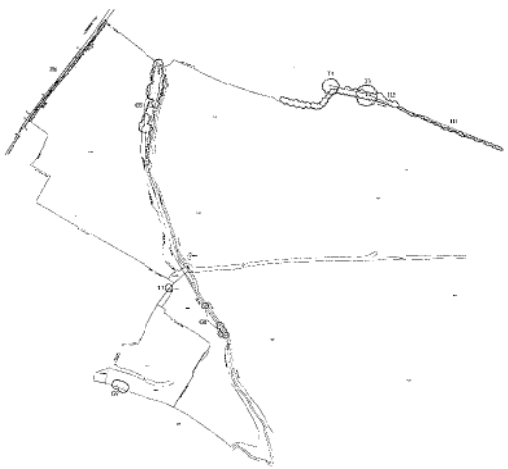
The gradient of the site is also critical, shown on the adjacent contour diagram (Figure 23). Each contour shown represents a five meter height increase, with approximately a 28m rise across the site (west to east).

More detailed information is available in the individual reports.

Figure 23



Figure 24





Root Protection Area: RPA

Appendix 6:
Tree Constraints Plan

JCA Limited

Tree survey from Appendix 5 of the Tree Survey
N.B Trees and Vegetation outside of the site boundary are indicative only

3.2 Ecology and Landscape

An initial habitat survey has been undertaken which has confirmed the presence of bats on site, which are protected under European Legislation.

A full tree survey (Figure 24) has also been undertaken which confirms the presence of Tree Preservation Orders (TPOs) and other arboricultural features on site.

The site is primarily improved pasture fields. Other habitats include streams, riparian woodland, broad-leaved woodland, mature/veteran trees, hedgerows and marshy grassland. The site is divided into two Natural Areas: Lancashire Plains and Valleys to the south and Forest of Bowland to the North.

Survey work carried out to date includes:

- Extended Phase 1 survey.
- Water vole survey.
- Badger survey.
- White-clawed crayfish habitat assessment.
- Hedgerow assessment.
- Bat roost assessment.
- Bat activity survey.
- Breeding birds survey.

The site is primarily improved pasture which has low ecological value. However, the site boundaries have ecological value and sensitive concern. The stream and associated riparian woodland to the south has been highlighted as supporting important flora and also provides a significant bat commuting route for common pipistrelle and soprano pipistrelle bats. A number of trees in this area also have the potential to support bat roosts.

The implications of these surveys have been taken into consideration in masterplanning the site, in particular, opportunities to utilise existing features as part of the landscape strategy, i.e. retention of as many existing trees and maximise opportunities for ecological preservation and enhancement.

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3.3 Conservation and Heritage

Given the number of heritage features within the wider Whalley area an archaeological and heritage based assessment has been undertaken. This has involved consulting with the National Monuments Record (NMR) and the Lancashire Historic Environment Record (LHER) to ascertain details of designated heritage assets of relevance to the site. The study has confirmed that the site contains no known un-designated heritage assets however there are a number elsewhere within Whalley.

The Whalley Conservation Area is located to the south-west of the site and includes properties on Clitheroe Road and Brookes Lane (Figure 25). Its character is based on tightly packed narrow streets and lanes with a predominance of historic buildings. A number of important views are identified on the Townscape Appraisal Map including some across the WCA. A number of references are made in the Appraisal to the character of Whalley and its conservation area being contained within a river valley and surrounded by hills that provide a rural setting to the town. Views from the Nab across the river are identified in this context, particularly towards Whalley Abbey and the railway viaduct beyond. Any impacts on the Conservation Area have been carefully considered and built into the framework.

A total of 57 heritage assets were recorded within the study area of the Heritage Assessment. These include four scheduled monuments and 30 listed buildings, but no registered parks and gardens or registered battlefields.

The desk based assessment has demonstrated that the site was probably part of the open field system around the medieval village and there is potential for the below ground remains of medieval agricultural activity, specifically within the northern field, to survive.

There will be no impacts on any designated sites or undesignated sites of national or regional importance. However, the development site is situated adjacent to the Whalley Conservation Area and the location and extent of public green space will need to be designed so as to minimize any potential adverse affect on its setting.

There is limited potential for unrecorded prehistoric and Roman remains as well as medieval to post-medieval settlement remains to survive within the proposed development. In order to more fully evaluate this potential, a geophysical survey of the previously undisturbed areas within the site is initially recommended so that the results can inform whether further archaeological works/ mitigation strategies are necessary.

Figure 25



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3.4 Drainage and Flooding

Figure 26



According to the Environment Agency's (EA) flood map the proposed development site is located outside the 1 in 1,000 year flood outline and is therefore defined as being situated within Flood Zone 1. Flood Zone 1 is defined as having less than a 1 in a 1,000 annual probability of river or sea flooding in any year. All uses of land are appropriate in this zone, however; developers are encouraged to seek opportunities to reduce the overall level of flood risk through the layout and form of the development, and use of sustainable drainage techniques.

Recognising the requirements of the National Planning Policy Framework (NPPF), and as the site is greater than one hectare in area, a Flood Risk Assessment (FRA) has been undertaken. A watercourse flows in a south-easterly direction through the site. An existing embankment runs along the right bank of the watercourse. Redevelopment of the site will ensure that the integrity of the existing embankment is maintained and is bolstered where necessary. The embankment will be maintained within a public open space area. The easement adjacent to the watercourse will provide ecological benefits and allow access for maintenance purposes. A further two watercourses and two ditches are located within the vicinity of the site (to the north-east, east and south). Due to the topography of the site and the surrounding area the risk of flooding from these sources is considered low. The site has not been identified as being at risk of flooding from groundwater, pluvial, sewer or highways sources.

Any residual risk of flooding will be addressed by setting finished floor levels 0.15m above adjacent ground levels. This will enable any potential surface water to be conveyed safely across the site without affecting property in accordance with the approach promoted within DEFRA's Making Space for Water.

A new access road will be required across the watercourse through the site. The culvert will be designed to accommodate the 1 in 100 year flow including an appropriate allowance for climate change and suitable freeboard. The details will be agreed with the EA at the design stage.

The FRA includes an indicative strategy for dealing with surface water runoff arising from the proposed development as shown in the adjacent diagram. Through the incorporation of Sustainable Urban Drainage Systems (SUDS) the proposed surface water drainage strategy will provide sufficient attenuation on site to accommodate the 1 in 100 year storm event including an appropriate allowance for climate change. Surface water runoff from the site will continue to discharge to the watercourse located through the centre of the site. With surface water runoff from any new impermeable surfaces restricted to the existing 1 in 2 year greenfield runoff rate significant betterment, in terms of reduced surface water flow rates, will be provided and ensure that flood risk is not increase elsewhere as a result of the development. With regard to the storage facility to the west of the watercourse, it should be noted that due to existing site levels within the vicinity of the nursing home site reprofiling is likely to be required at this location in order to enable surface water runoff to discharge via gravity.

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4.0 Evaluation

4.1 Site Constraints

Figure 27 and 28 identify the constraints and opportunities the site offers for potential development.

CONSTRAINTS

- Conservation Area & Built Heritage - requirement to respond to, and respect setting, of nearby buildings recognised as having historic value.
- Access - Clitheroe Road provides the main opportunity for vehicular site access.
- Views - requirement to ensure that the site proposals to not have an adverse visual impact on key views.
- Topography - working with existing ground levels will ensure no adverse impact on landscape character and views.
- Stream: The lines of the existing streams should be retained and enhanced. The habitat and flooding issues associated with these are outlined in the accompanying reports.
- Sensitive Boundaries: On most of the west boundary of the site, existing residential properties should be respected, with the appropriate set off distances and enhanced screening. Heights in these areas should be kept to two storeys in keeping with the adjacent properties.
- Existing Trees: There are a number of quality mature trees on site which should be retained, there are of high value and require protection. These are largely a the perimeter of the site. The development should seek to retain as many trees as possible.

KEY - CONSTRAINTS

Site

BUILT HERITAGE

Building of heritage value

LANDSCAPE FEATURES OF VALUE

High value trees

Hedgerows

Stream

ACCESS

Primary opportunity for vehicular access

VIEWS

Potentially sensitive views

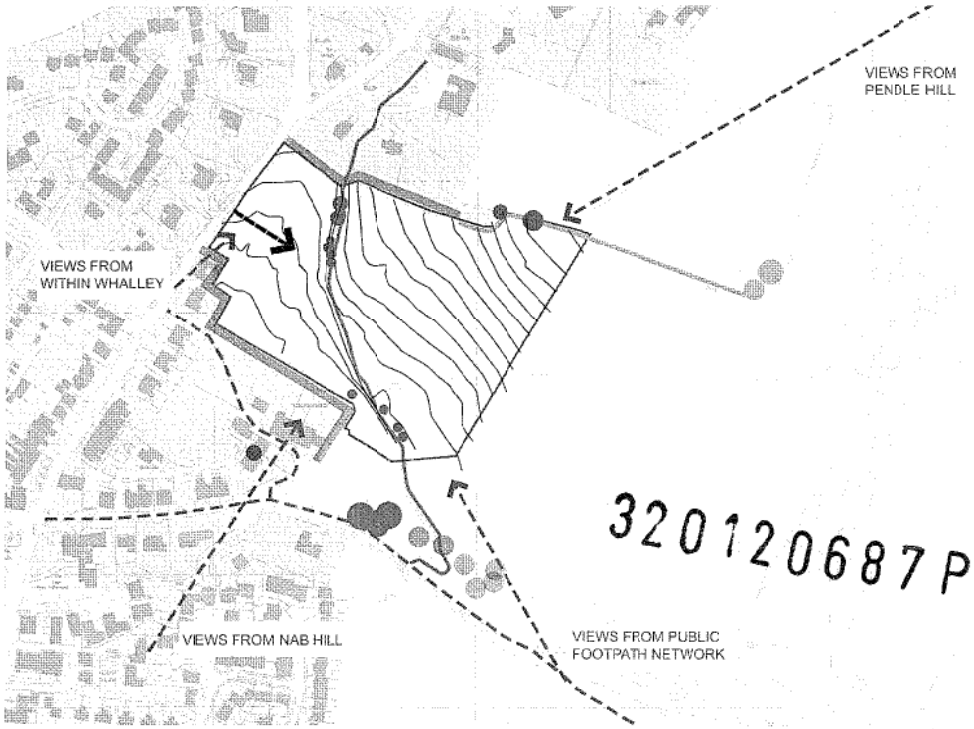
TOPOGRAPHY

Existing site topography

CONTEXT

Sensitive boundary with adjacent residential properties

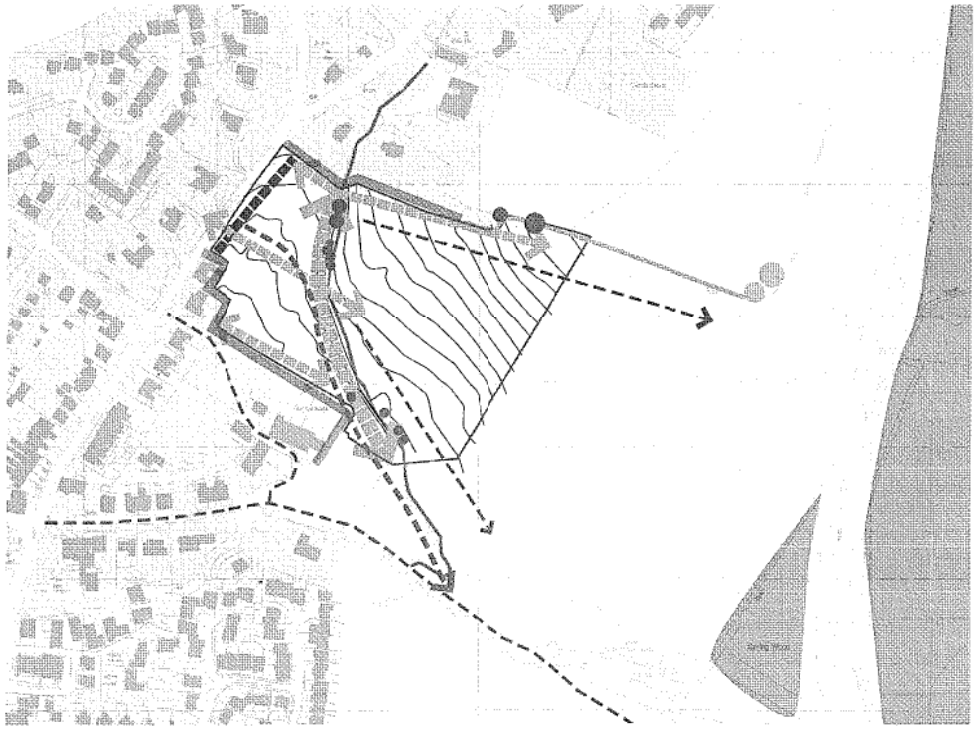
Figure 27



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4.2 Site Opportunities

Figure 28



KEY - OPPORTUNITIES

Site

FRONTAGE & BOUNDARIES

Positive frontage onto Clitheroe Road

TREES & HEDGEROWS

Additional tree and hedgerow planting to enhance existing

ACCESS & LINKAGES

Existing public footpaths

Enhanced access to countryside, particularly Spring Wood

VIEWS

Views to open countryside and Spring Wood

TOPOGRAPHY

Opportunity to respond to existing variation in ground levels

OPEN SPACE

Creation of green open space and opportunities for play

OPPORTUNITIES

- Respond to the most relevant characteristics of the conservation and locally distinctive townscape so the development can feel like a natural extension of the settlement.
- Respond to the characteristics of adjacent 'lanes' to create an edge of village character.
- Green open space - opportunity to contribute to the existing green open space network with additional informal green open space provision.
- Play - opportunity to provide additional well-overlooked play facilities which form part of a wider network of open spaces and formal/ informal play facilities.
- Landscape Character - opportunity to retain high value landscape features, including trees, hedgerows and the stream which runs through the site; moreover, opening up the river corridor along Wiswell Lane to public use will create a positive community feature, and encourage connectivity and empathy with the landscape.
- Public Footpaths - opportunity to connect to, and enhance, wider network of public footpaths, particularly connection to Spring Wood.

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5.0 Planning Context

The outline planning application is for a residential led mixed use scheme comprising a mix of housing including family and affordable homes, and a nursing home

The statutory development plan, comprising RSS and the Ribble Valley Districtwide Local Plan, identifies a need for 2,900 homes in the Borough between 2003 and 2021 (at a rate of 161 dwellings per annum). This annual target has been endorsed by Members at planning committee in June 2010 for the purpose of preparation of the Local Development Framework. Since then, the Council has undertaken further detailed housing work and is promoting provision of 4,000 new homes through the core strategy.

NPPF requires local planning authorities to identify a rolling five year supply of housing at any one time and to plan for housing delivery in the longer term.

The Council cannot currently demonstrate a five year housing supply and is in the process of identifying land for more housing delivery in the short and medium term.

The UK is currently emerging from a deep recession in which housing delivery has been further hit. The difficulty of securing a mortgage has exacerbated the housing crisis and there is a pressing need for housing delivery, in particular, family housing and affordable homes.

The Coalition Government is responding through changes that are very much focused on seeking to drive economic recovery. The house building sector is a key part of this and the new 'homes bonus' arrangement will ensure that local communities benefit from new development.

In the Ribble Valley, the most sustainable locations for housing growth are the Key Service Centres which have the best transport links and availability of shops and other local services. The Council's Strategic Housing Land Availability Assessment (SHLAA) identifies the application site and scores it highly as a suitable site for new housing in this context.

Elsewhere, the Borough is further constrained by its environment, with large areas of the Borough designated as either Areas of Outstanding Natural Beauty (AONB) or Green Belt. Therefore, the best place to achieve sustainable growth is in the less sensitive areas, close to facilities in the Key Service Centres including Whalley. The Government has introduced a presumption in favour of sustainable development.

A key part of the Council's vision as set out in the emerging Core Strategy Development Plan Document (DPD), is the support of vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors.
For this to be achieved and sustained, the service centres need investment and to be targets for growth to meet identified local needs. New development in Whalley will help underpin the village as a Key Service Centre.

The site is located within a short distance of the village centre with good access to services, facilities and public transport.

The proposed scheme will deliver much needed housing to address the needs of the Borough and Whalley itself. It will contribute towards the Council's current target of provision of 161 dwellings per annum and provide a mix of housing, including 30% affordable homes, to help address local housing needs. The provision of a nursing home will also help address the needs of a growing elderly population and provide local jobs.

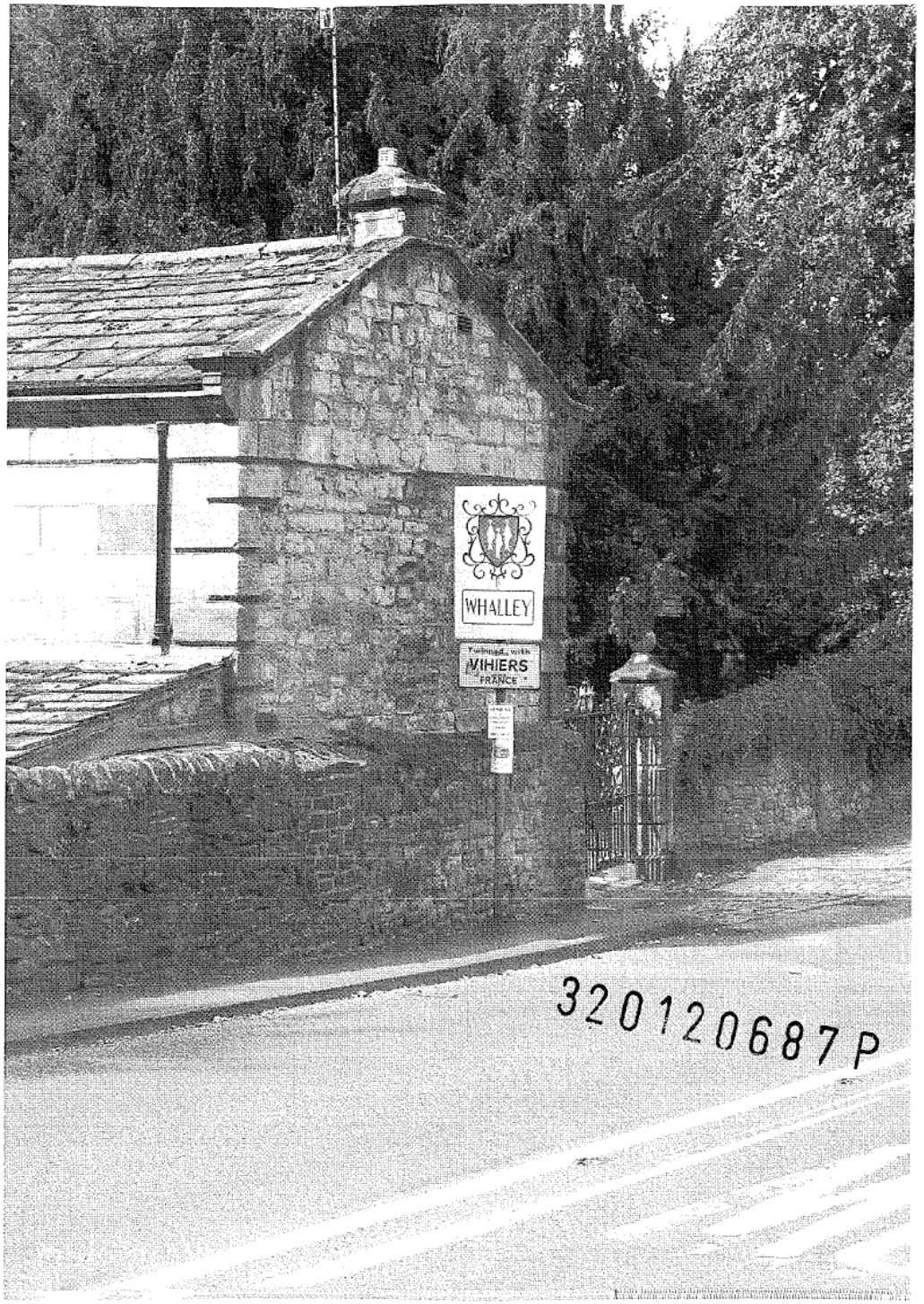
Throughout the UK local residents are expressing concern about development in their communities. Particularly in rural areas, Councils are having to make important decisions that balance local feeling in some sections of the community with the needs of the Borough to meet a growing population.

In Whalley, there has been a negative reaction to the application proposals by many of the existing local residents, yet the development can be achieved in a sensitive manner and deliver significant benefits for the wider community. There are strong technical planning reasons why the application should be approved with a number of significant material considerations which weigh heavily in favour of the development.

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The proposed development represents a high quality scheme that can be delivered, that will help meet future housing needs in Whalley and have a number of significant benefits including:

- provision of high quality residential development on a sustainable greenfield site;
- help meet Council housing requirements in the short and medium term;
- deliver a range of sizes and types of housing including family homes;
- 30% affordable housing comprising a mix of unit sizes and tenures;
- provision of a nursing home to help address the requirements of a growing elderly population;
- deliver new jobs in Whalley (nursing home);
- provision of new public open space comprising a mix of play areas supplemented by additional landscaping;
- promotion of sustainable development making use of and investing in existing services and facilities; and
- help secure investment, new residents and development to underpin and strengthen Whalley's future role as a Key Service Centre



6.0 Vision

A fundamental driver of the proposed masterplan is to create a neighbourhood, the urban structure, form, and pattern of which, responds to the most relevant characteristics of the conservation and locally distinctive townscape of the village and feels like a natural extension of the settlement. This has been achieved within the scheme through a detailed understanding of the historic townscape characteristics of the settlement.

Responding to Character

As Figure 9 has indicated, the historical development pattern of the eastern extent of the town is strongly influenced by Brookes Lane, which changes from an urban to rural/agricultural character, the rising landscape topography/ agricultural field pattern up to Spring Wood and the natural features such as the water courses and hedgerows which cross the site; these are characteristics which are locally distinctive, and form the context of the site.

On this basis, the masterplan must respect and utilise these townscape/landscape characteristics and experiences within the proposed streets and spaces.

The proposals seek to respect the characteristics of Brookes Lane within the primary street, which moves up the hillside (The Lane), given that Brookes Lane forms the sites immediate context, this would be achieved through its detailed landscape character.

The masterplan extends the townscape of Clitheroe Road along the frontage of the site, responding to the edge of village character of Clitheroe Road.

The proposed Nursing Home would create a back to back relationship with existing dwellings along Clitheroe Road. This also has the benefit of fronting streets and space within the proposed development, creating continuity and enclosure, and providing a more secure - traditional - shared boundary.

Urban Structure/Density

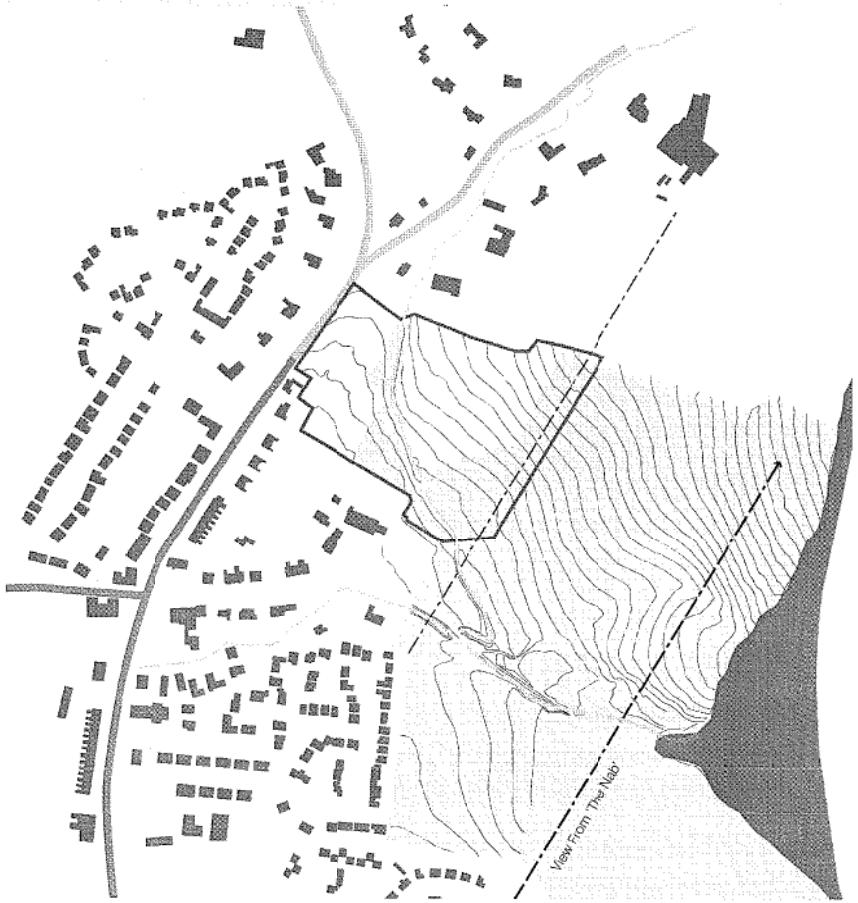
The overall block structure has been strongly influenced by the character of Brookes Lane and Clitheroe Road. The overall plot density, building lines and grain of Brookes Lane and Clitheroe Road are also respected within the proposed character areas identified.

The main entrance road changes in character at the central green space - The Brook – retaining its rural landscape character, its planting and gradients. The Brook is enclosed by housing comprising rural characteristics, such natural as stone walls and strongly defined window encasements. Whilst there are no existing specific incidents within Whalley of housing fronting onto waterside open spaces, the proposition of rural housing overlooking a natural green open space would not feel out of place within its context. To further support the change in character, housing along the frontage would comprise larger plot sizes, and particularly front garden sizes, and thus lower density detached housing set behind the existing boundary hedge, respecting the stepping of the building line to the south of Clitheroe Road.

Townscape, Streetscape and Visual Appearance

The overall appearance of the proposals are further knitted into the character of Whalley by creating a rich variety of housing typologies that respond to the form, detailing, colour and materiality of the buildings that exists not only in Brookes Lane, but also within the wider conservation area/townscape.

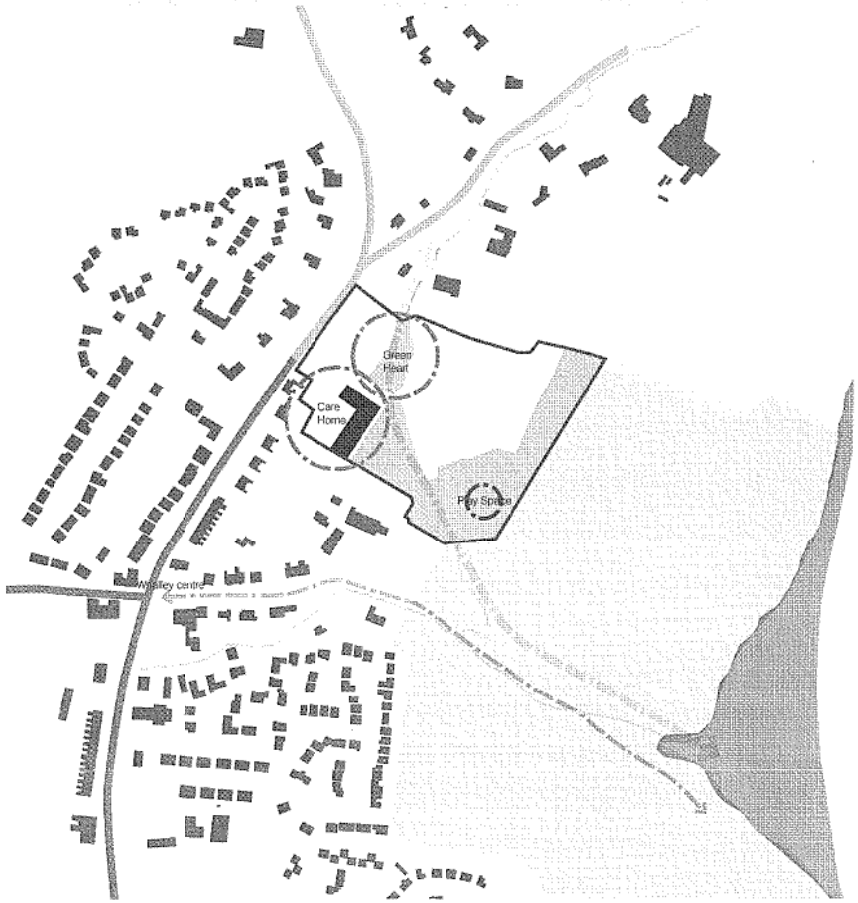
The treatments of the streetscape, as well as the private driveways and boundaries to many of the properties within the conservation area also make an important contribution to its special character. There have been a number of more recent additions within the surrounding area, such as Woodlands Drive, that fail to respect the traditional character of the streetscape, particularly in terms of the geometry and design of the roads, thus presenting a more standard suburban street.



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1. Define The Edge

- Responding to key views and higher levels in order to sensitively locate development
- Visual axis with The Nab



2. Linear Green Space

- Anchored by community uses; Care Home, focal green heart and play space
- Footpath links to Whalley village centre

design. The proposals seek to re-introduce more traditional characteristics throughout the development, including the streetscape environment.

The proposed structure utilises the design principles of Brookes Lane by changing from The Lane type characteristics, adjacent to the existing settlement, to a far more agricultural/rural feel adjacent to the open countryside: this would be achieved by providing buildings that adopt basic barn and residential farm house proportions, randomly organised around courtyard spaces. To the rear of the main courtyard spaces, a smaller back lane leads to another courtyard space enclosed by a similar cluster of buildings. These characteristics are wholly consistent with the townscape of Brookes Lane.

Retaining Openness and Responding to Views

Whilst not publicly accessible, the open fields to the front of the site contribute to the change in character between Clitheroe Road and King Street from centre of town to edge of town. Therefore, it is essential to retain a view through the site frontage, along the main site access, which would also comprise lines of tree planting to re-enforce the rural character.

In addition, the overall developable area of the site responds to the settlement line suggested by the Council, which takes a line between the development at Oakhill College, to the north, and the rear boundaries of Woodlands Drive, to the south. By concentrating development to the west of this line, the rising open countryside to the east is retained. This characteristic is particularly visible when viewed from the Nab. Moreover, the change in character from urban to rural, which is perceived as people travel along the footpath (leading from Brookes Lane travelling east), would also be retained through the proposals. The use of buffer planting would soften the edge of the development when viewed from the footpath.

The overall urban structure of the development creates a linear street and courtyards that run up the hill in the direction of Spring Wood, this responds to views from Clitheroe Road and the Nab by creating a roof form which steps with the sloping ground, emphasising the changes in level and reducing the visual impact that would be created from linear lines of pitch roofs, when viewed from the west, or south west. The streets contain planting to the front gardens to run in alignment with these views breaking up the overall mass of the development, in a similar manner as to views from the south east.

The open character of the site is retained through the retention of a natural open space corridor that runs along the existing brook, which is visually connected through to the footpath along Brookes Lane, and thus increasing the perception of openness. The open nature of this corridor is preserved by limiting the presence of parked vehicles (parking is provided on plot down the side of semi detached, or detached properties) and respecting existing conservation area precedents within the design of the access roads and driveways.

Sympathetically Integrating Development into the Landscape

We also believe that the sites natural features form important place making elements, and therefore, it is important to sympathetically integrate the landscape fabric into the proposed development. This can be achieved through adopting the following principles:

a) retention of all trees, and where possible hedgerows within the proposed open spaces, ensuring their long term survival;

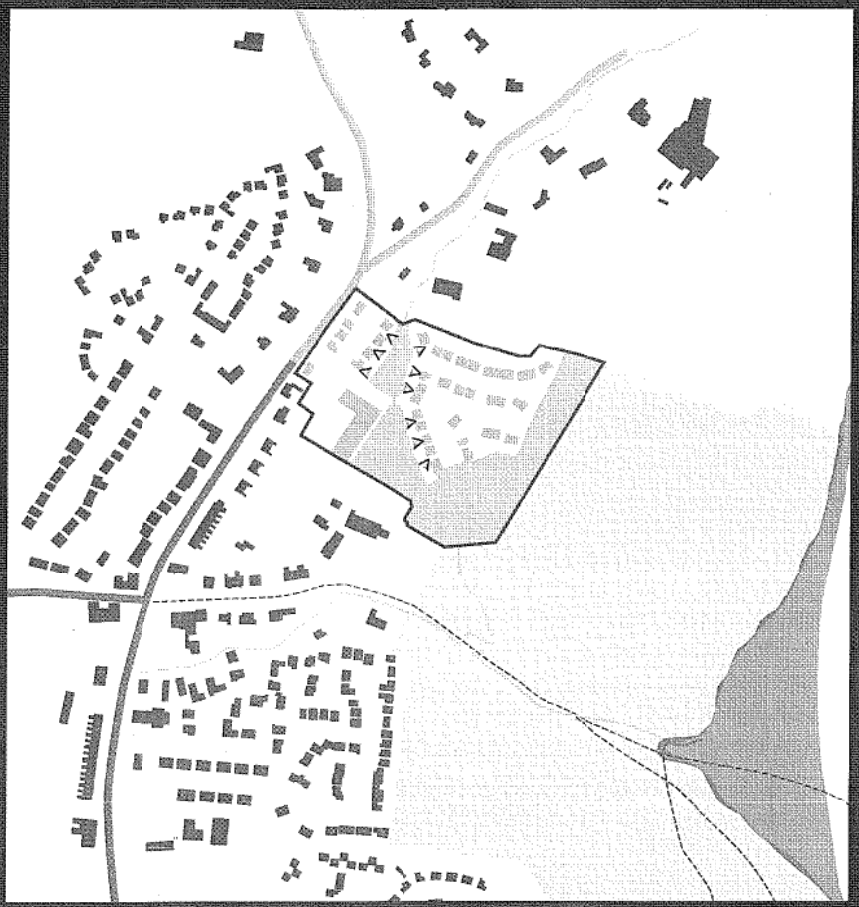
b) pockets of natural green space integrate into the development forming the heart of the proposals;

c) the use of the ow lying open spaces as part of the overall SUDs system;

d) natural features would be used to define the hierarchy of streets and spaces (the Lane, hedgerow, The Brook);

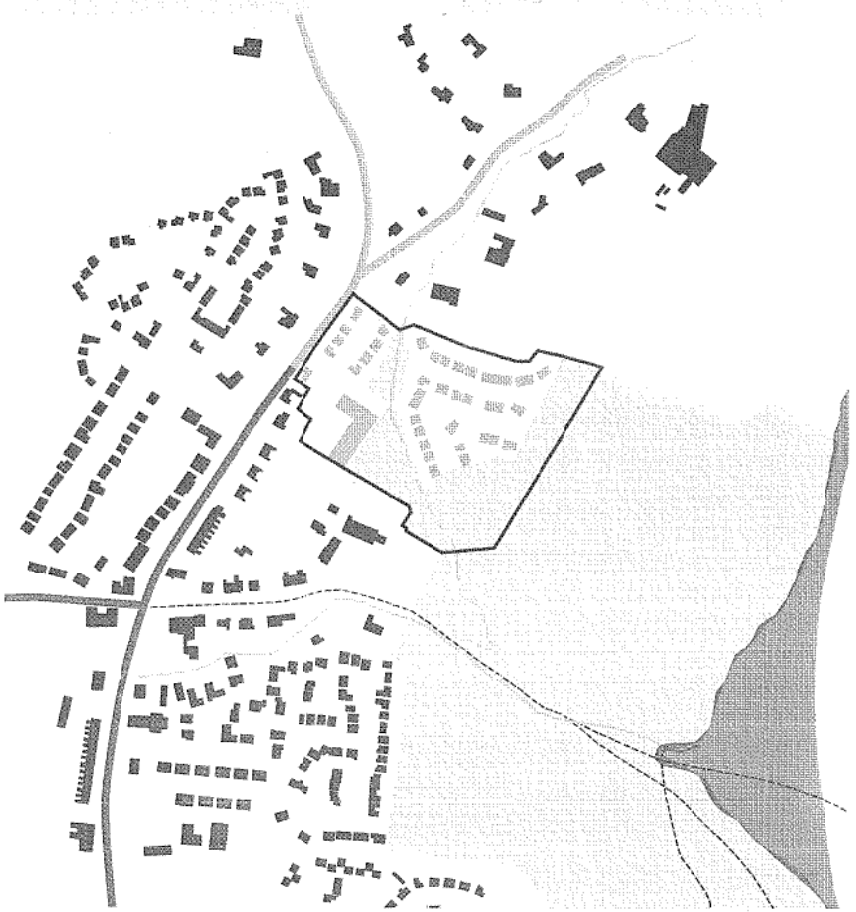
e) all proposed housing has a view of open space or natural features.

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3. Visual links with park

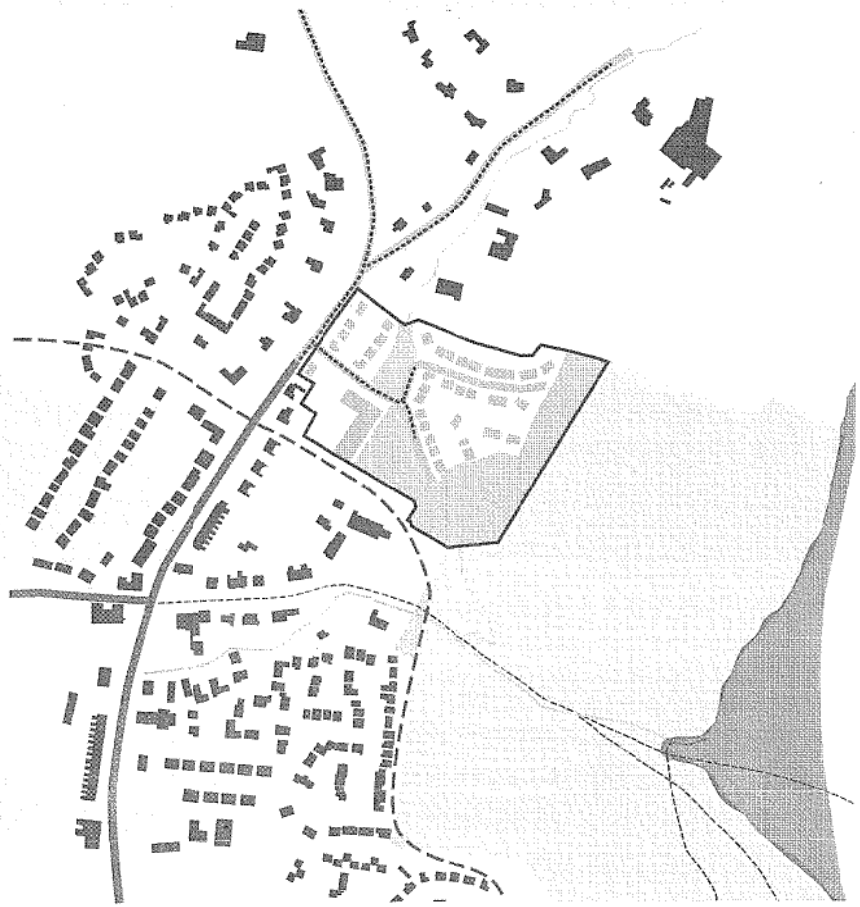
- Linear nature of green space and street orientation create views in to the park and maximise the amenity.



4. Townscape character that responds to context

- This is achieved by the following three principles; extending the character of the country lanes, Brookes Lane, and back lanes characteristics

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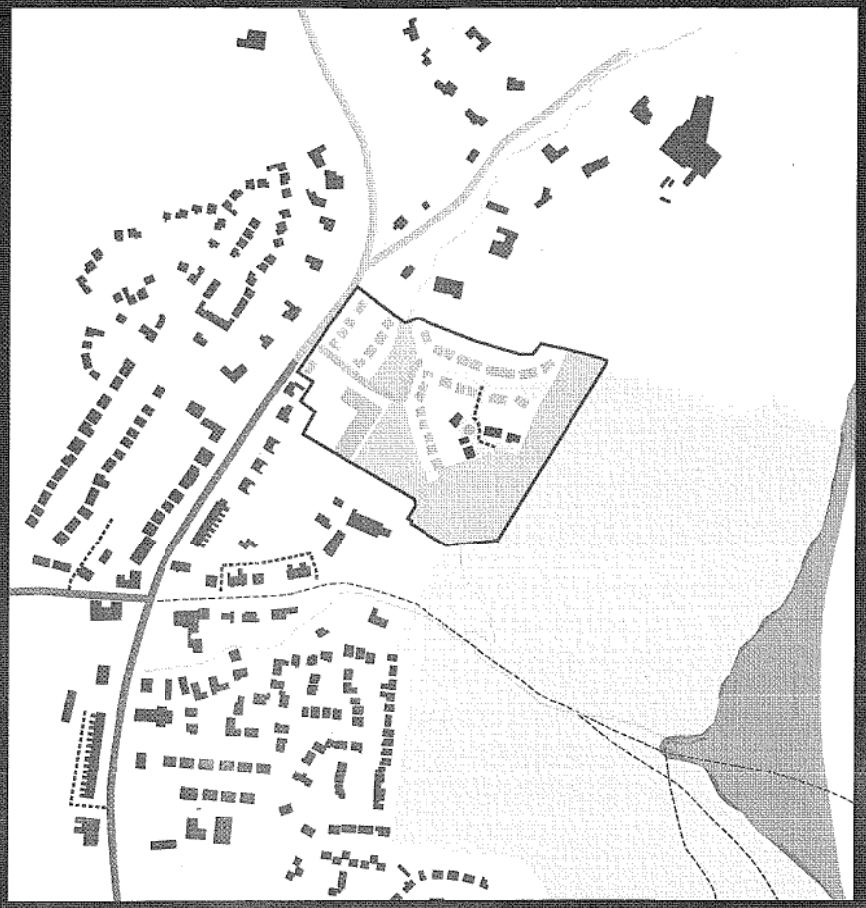
5. Extend the country lane character

- Responding tc key views and higher levels in order to sensitively locate development
- Visual axis with The Nab



6. Emulate Brookes Lane Characteristics

- Building typologies, planting and boundary treatments to respond to the character of Brookes Lane
- Hierarchy and grain respond to existing spaces along Brookes Lane



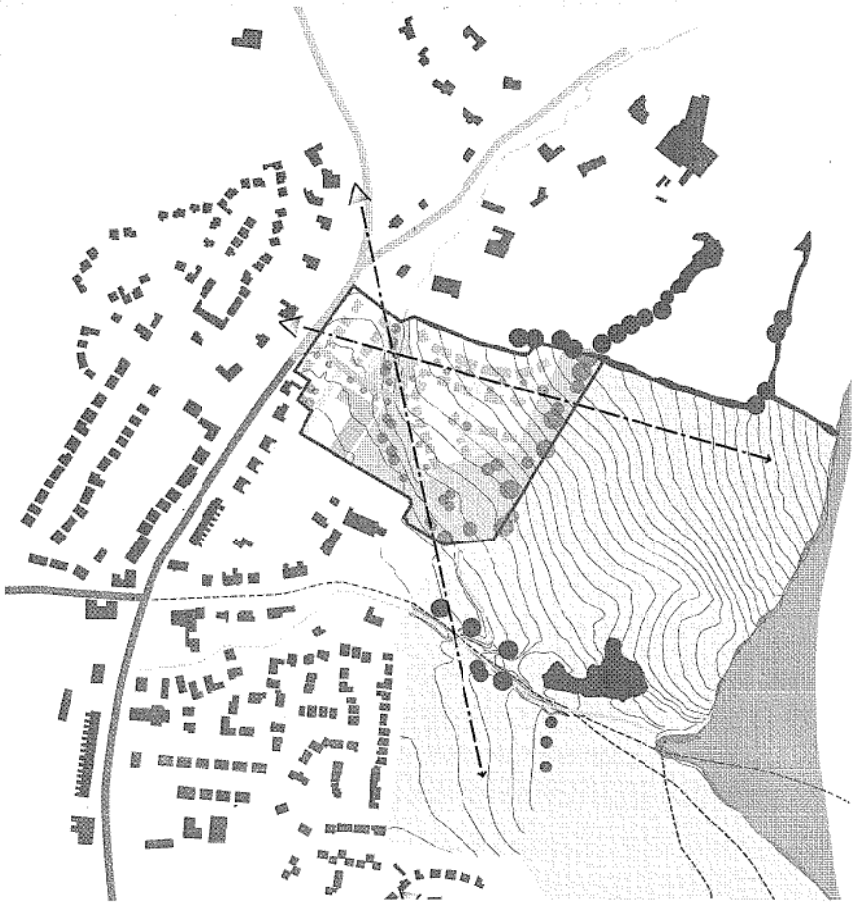
7. Streets draw from Whalley 'back lanes'

- Responds to the characteristic of back lanes found in the conservation area



8. Extending hedgerows and hedgerow features into the layout

- Extension of existing hedgerows and hedgerow features from the north into the site following contours to structure streets and green networks



9. Responding to visual impact

- The design responds to key views and creates visual links
- Structuring principle to streets- will be read as linear streets from a these key views

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7.0 Design Development

The consultant team has undertaken pre-application discussions with the Council and taken on board the comments received within the current submission. The key design issues and responses are highlighted below.

Landscape and Visual

The Council requested that some breathing space be provided between Lawsonsteads and the development in order to mitigate against landscape and heritage impact.

Response: A development line was tested through the design development process in order to specifically address these comments.

The council requested that the potential harmful impact of lighting should be considered.

Response: Potential exists to mitigate lighting impacts through detailed design and a condition attached to any planning approval.

Visual Appearance

The Council stated that there is a wide range of materials and styles prevalent within Whalley, i.e. brick, stone, brick and render, this gives Whalley a very individual but somewhat eclectic feel. Any submission would need to address the issue of homogeneity and how you would propose avoiding this in the development.

Response: A detailed design study has been provided on how a rich variety of materials and building typologies could be introduced through the masterplan.

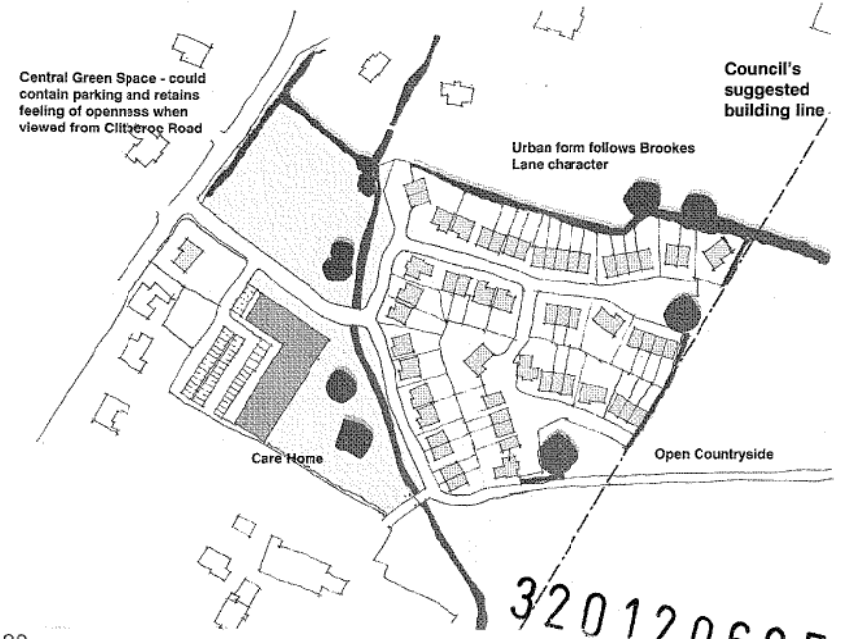
Development Constraints

Development should be constrained to the low parts of the site with a cut off point being a line that follows the eastern site boundary of the fields to the rear of Woodlands Park in a northerly direction towards Oakhill College. The Council emphasised that this is an arbitrary line for development and that much will depend upon the final layout devised in order to properly assess potential landscape impacts.

Response:
The overall developable area of the proposals responds to the settlement line, suggested by the Council. Moreover the development has stepped back from this line and an area of buffer planting to soften the eastern edge of development.

Figures 29-30 identify potential options for leaving the frontage of the site open, and developing closer to the development line identified by the Council. Both form valid illustrative interpretations of the proposed Parameter Plan (Figure 31).

Figure 29



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Figure 30

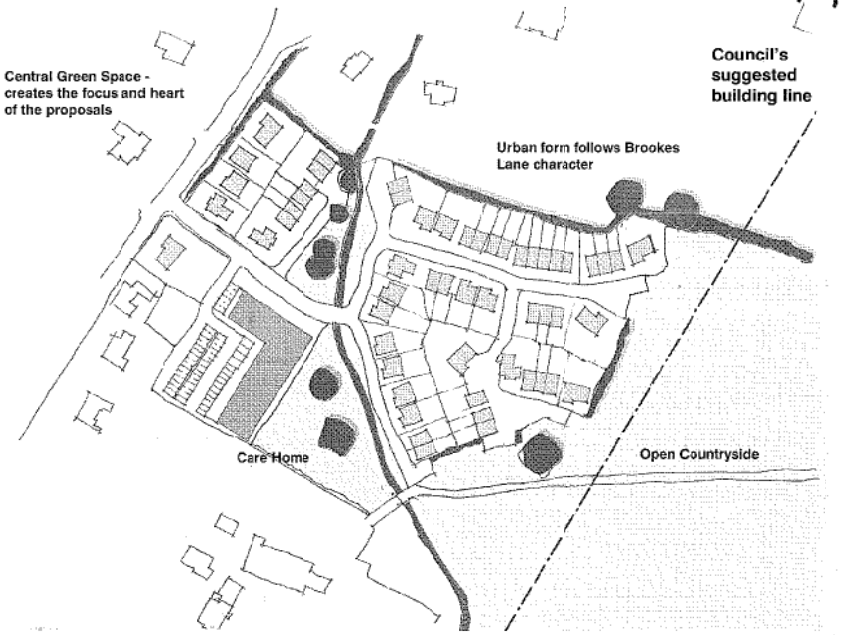
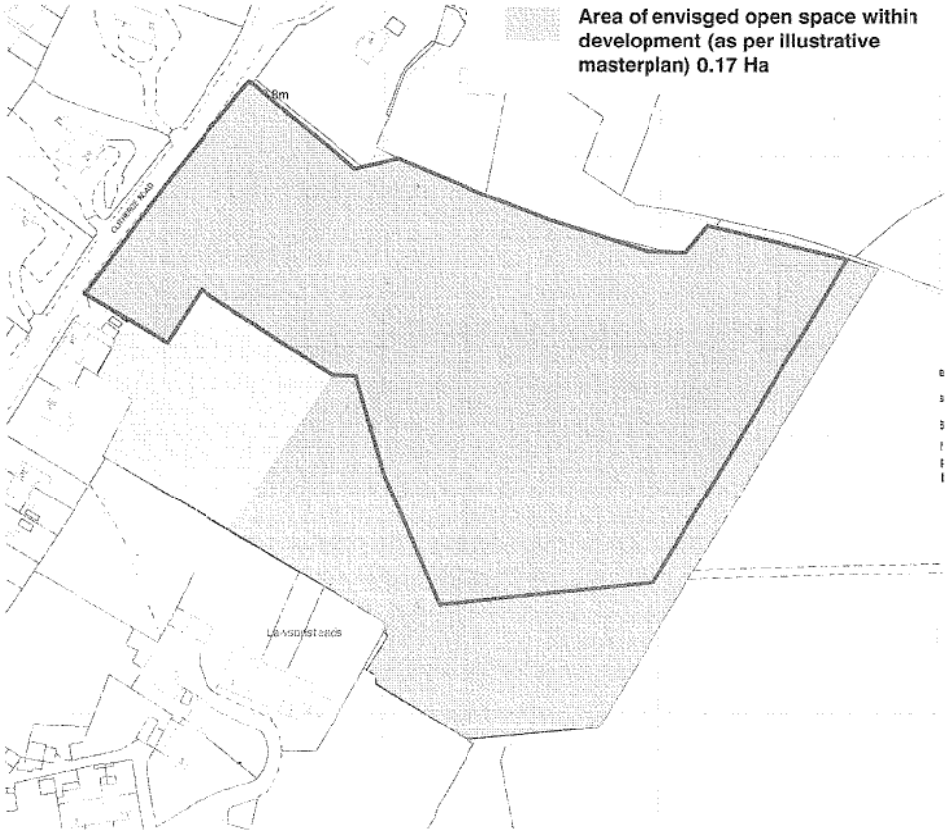


Figure 31



Use	Quantum	Type	Maximum Height
Residential	Up to 55 Homes	A full mix of detached, semi detached, terraced and apartments	2.5 storeys Max/Min Width - 12m/4.5m Max/Min Lengths - 12m/4.5m Max/Min Height - 9m/7.5m Note 1 Typical heights should be based on approx 3m floor hoights plus roof
Nursing Home	50 bed facility	Max 2,000 sqm	3 storey's

8.0 Parameters

Overall Approach:

The proposal is for up to 55 dwellings (C3), and provision of a 50 bed space nursing home (C2). The application is submitted in outline with all matters reserved. As such, the proposal is based on a number of parameters relating to the proposed mix of uses, overall quantity and zones of development and potential height of the associated buildings. A parameters plan has been prepared and is submitted for approval: PL1158.M.104 Parameter Plan

Development should accord with this plan unless otherwise agreed by the Council. The applicant proposes that these parameters will be controlled by a suitable planning condition.

The parameters seek maximum flexibility for the provision of residential development anywhere across the whole site, whilst restricting the location of the proposed nursing home towards the front part of the site. This will ensure good access and visibility to the school and nursing home uses and make best use of the larger areas of flat land.

The rationale behind the overall approach reflects the need for a comprehensive landscape framework which retains existing landscape and ecological features on site, in particular, where visible from Clitheroe Road. It also has regard to the setting of the Whalley Conservation Area. The landscape framework and need for new highway infrastructure at the entrances to and across the site, underpin these development parameters. More information on the details of these parameters is set out in the following sections.

Quantity of development:

The total residential area including associated open space and landscaping is approximately 2.5 Ha in size, as shown in figure opposite. Bringing forward 55 dwellings on this land will deliver a residential density of approximately 22 dwellings per hectare which is in keeping with that of development elsewhere in Whalley, however it is envisaged that an area of this will be open space as indicated opposite (0.17 Ha) increasing the density to 24 dph.

The proposed nursing home would provide accommodation for up to 50 residents. Based on an average gross floor space of 40sqm per occupant, a 2,000 sqm nursing home might be provided. Precise details of the size of the facility will be provided at reserved matters stage.

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9.0 Illustrative Masterplan

The parameters plan submitted seeks approval for the quantum of uses, the illustrative masterplan for the site (Figure 30) has been drawn to show how the site could come forward to include provision for the following:

- Up to 55 new homes;
- A nursing home with up to 50 bed spaces to address elderly housing needs in the area (approximately 2,000 sq.m / 21,500 sq.ft);
- New recreation space including enhancement of linkages to Spring Wood.

1. Entrances/Road frontage:
The front entrance to the development should augment the building edge of Clitheroe Road and ensure continuation of the streetscene to an edge of village character. Retention of hedgerows is proposed whilst still allowing for access to be provided directly onto Clitheroe Road

2. Nursing Home: The residential care facility has been identified and a notional site close to the entrance highlighted to make best use of access and potential for parking. A sensory garden is proposed at the interface with No. 34 Clitheroe Road

3. The lane character changes from edge of village to country lane: The streets and spaces become more agricultural as the development rises up the hill, terminating around agricultural courtyard spaces

4. The Brook: Retention of a natural open space corridor that runs along the existing brook, which is visually connected through to the footpath along Brookes Lane; thus increasing the perception of openness, and forming a community asset

The green space and lanes through the site are defining elements which orientate and provide visual connections and further strengthen the relationship with the site

5. Light Touch: In order to make a way through the proposed green space, a single route is to be retained through existing trees and enhanced with new landscaping. This will also provide improved habitats for existing nature conservation features on site

6. Boundaries: Sensitive boundaries are identified and a green buffer proposed to minimise impacts. This includes the retention of existing and creation of new hedgerows and buffer planting around the outside edge of the site

7. Green Connection: The layout of the scheme allows visual connection with Spring Wood and adjacent fields

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Figure 32

