



Design & Access Statement

**Waddow View**  
**Clitheroe**

## The team



Dickman Associates Ltd



# Contents

## 1.0 Background - introduction, purpose, proposal

- 1.1 Introduction
- 1.2 Purpose
- 1.3 The proposals
- 1.4 Involvement

## 2.0 The Site

- 2.1 Location
- 2.2 Site description
- 2.3 Photographs

## 3.0 The Context

- 3.1.1 Planning background
- 3.1.2 Social and economic context
- 3.1.3 Access and travel nodes

## 3.2 Physical

- 3.2.1 Topography
- 3.2.2 Archaeology
- 3.2.3 Landscape Character
- 3.2.4 Trees
- 3.2.5 Ecology/environmental
- 3.2.6 Flood risk/drainage

## 3.3 Design influences

- 3.3.1 Topography
- 3.3.2 Landscape Character & VIA
- 3.3.3 Trees categorisations
- 3.3.4 Ecology/Environmental
- 3.3.5 Flood risk/drainage
- 3.3.6 Social and economic
- 3.3.7 Access and travel modes

## 4.0 SWOT analysis

### 4.1 Framework for development

- 4.1.1 Edges and gateways
- 4.1.2 Views
- 4.1.3 Landscape character
- 4.1.4 Green spaces
- 4.1.5 Movement

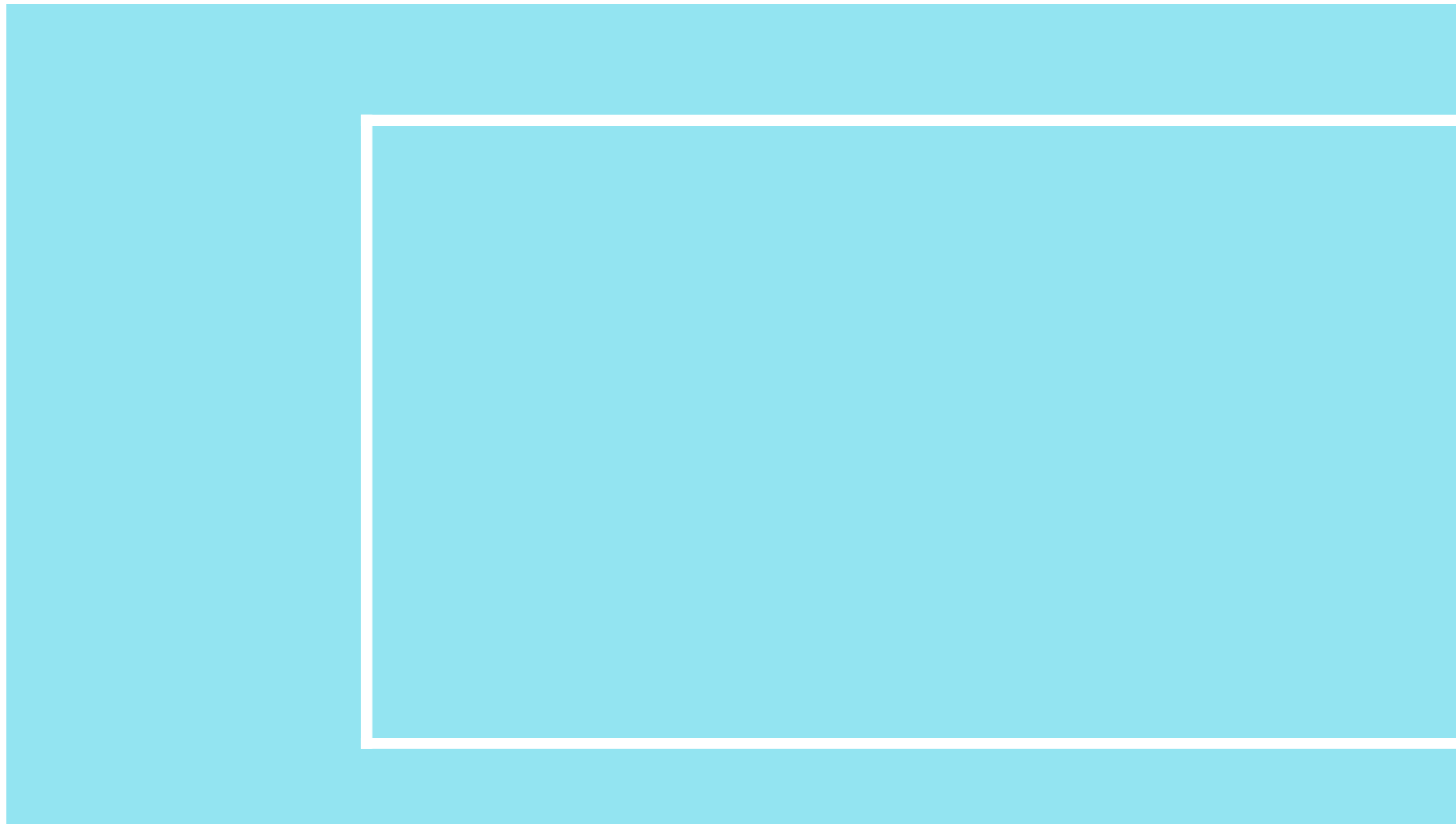
## 5.0 Illustrative Masterplan

### 5.1 Response to framework for development

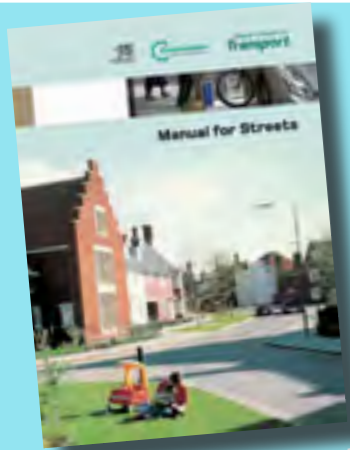
- 5.1.1 Evolution
- 5.1.2 Vision
- 5.1.3 Illustrative masterplan
- 5.1.4 Layout and access
- 5.1.5 Amount
- 5.1.6 Scale
- 5.1.7 Density
- 5.1.8 Sustainable objectives
- 5.1.9 Sustainability

## 6.0 Conclusions

### 6.1 Key benefits



# 1.0 Background



## 1.1 Introduction

We act on behalf of The Huntroyde Estate; Clitheroe Auction Mart Co Ltd; Mr J Taylor, Ms Sarah Howard & Ms Samantha Howard. On behalf of our clients this document sets out the case for Residential Development of Waddow View. It has been prepared by the client team including MCK Associates Ltd and Dickman Associates Ltd with input from the commercial, transport, ecology, landscaping, arboriculture, archaeology geotechnical and environmental consultants.

## 1.2 Purpose

The purpose of this document is to analyse the site in its context and consider how the proposals will relate in terms of the proposed use and quantum of development. To provide a highly sustainable residential scheme in line with planning policy.

This document includes a red-line plan, SWOT Analysis and Illustrative Masterplan.

The site is located within a five minute walk of all the existing facilities offered by RVBC main settlement, Clitheroe and as such the sustainability section outlines and discusses this key factor in detail.

The SWOT analysis sets out how the site could be developed taking into account the various constraints and influences.

An 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 document. 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. It also demonstrates the character and quality anticipated across the site.

This document is supported by relevant consultants reports which set out the baseline impacts of the proposed development and contains details of any environmental impacts.

### The design team

The masterplanning process for the site has been undertaken by a design team of specialists, including the following:

**Planning consultant:** Dickman Associates Ltd

**Masterplanning:** MCK Associates

**Commercial Surveyors:** Trevor Dawson & Co

**Landscape:** The Appleton Group

**Transportation:** DTPC

**Civil Engineering and Flood Risk Management:** Betts Associates Ltd

**Geotechnical and Geo Environmental Engineering:** Betts Geo

Environmental Ltd

**Ecology:** Bowland Ecology

**Arboriculture:** Bowland Tree Consultancy Ltd

**Archaeology:** Archaeological Research Services Ltd

## 1.3 The proposals

The site lies immediately adjacent to the Western edge of Clitheroe town centre. It extends to 9.2 Ha or thereabouts. It is relatively flat greenfield site. The scheme proposes a 50 place Creche/nursery and 345 dwellings, mainly family homes with a suitable proportion of affordable dwellings and properties to meet the needs of first time buyers as well as senior citizens.

Access will be from Waddington Road and Kirkmoor Road.

## 1.4 Involvement

A pre application meeting was held on 31.7.12 to discuss this matter. On 4.9.12 RVBC provide a formal response that the site was not currently policy compliant being outside the settlement boundary and their preference would be for site promotion through the development plan rather than an application. Putting that 'in principle' objection aside the LPA then set out the requirements on affordable housing, biodiversity, highways, education, POS, wheelie bins, archaeology and likely S106 contributions in regard to affordable, highways, education, POS and wheelie bins.

On 5.9.12 a public consultation exhibition was held at St Mary's Centre, Church Street, Clitheroe and details of the responses are included in a separate report by Lexington North submitted with this application.

# 1.0 Background



## 2.1 Location

The site is 9.2 Hectares or thereabouts. It will provide a rounding off of the settlement on the Western side of Clitheroe. Access will be via Kirkmoor Road and Waddington Road.

To the North, Milton, Cowper, Brungerley, Chester and Park avenues, Eastham Street and Hawthorne Place are all residential areas. This is a dense residential area and made up of mainly terraced houses with some semi detached. Two fields and land designated for the expansion for the cemetery.

The South of the site is residential - De lacy St, Montague St , Albermarie St, Baldwin Hill, Buccleuch Ave, Cardigan Ave and Kirkmoor Road.

There is a proposed housing site immediately East of the site and a carpark beyond that opposite the post office sorting office and Clitheroe railway station. The main town centre including shops, library, art gallery, castle and all other local facilities lie beyond the rail station and within 400m of the subject site.

To the West is open country side and the cemetery.



## 2.2 Site Description

The site shown edged red on the location plan included in this report and lies immediately West of Clitheroe town centre. It is a relatively flat site with a brook crossing it and abutting existing housing on 2 sides as well as the cemetery. The area to the north has open vistas over the adjacent countryside which is divided from the site by the River Ribble.

The site is in a highly sustainable location adjacent to all the facilities of Ribble Valley BC's major settlement (Clitheroe) and exceptionally well located for multi modal transport options as detailed in the highways part of this report.

# 2.0 The Site

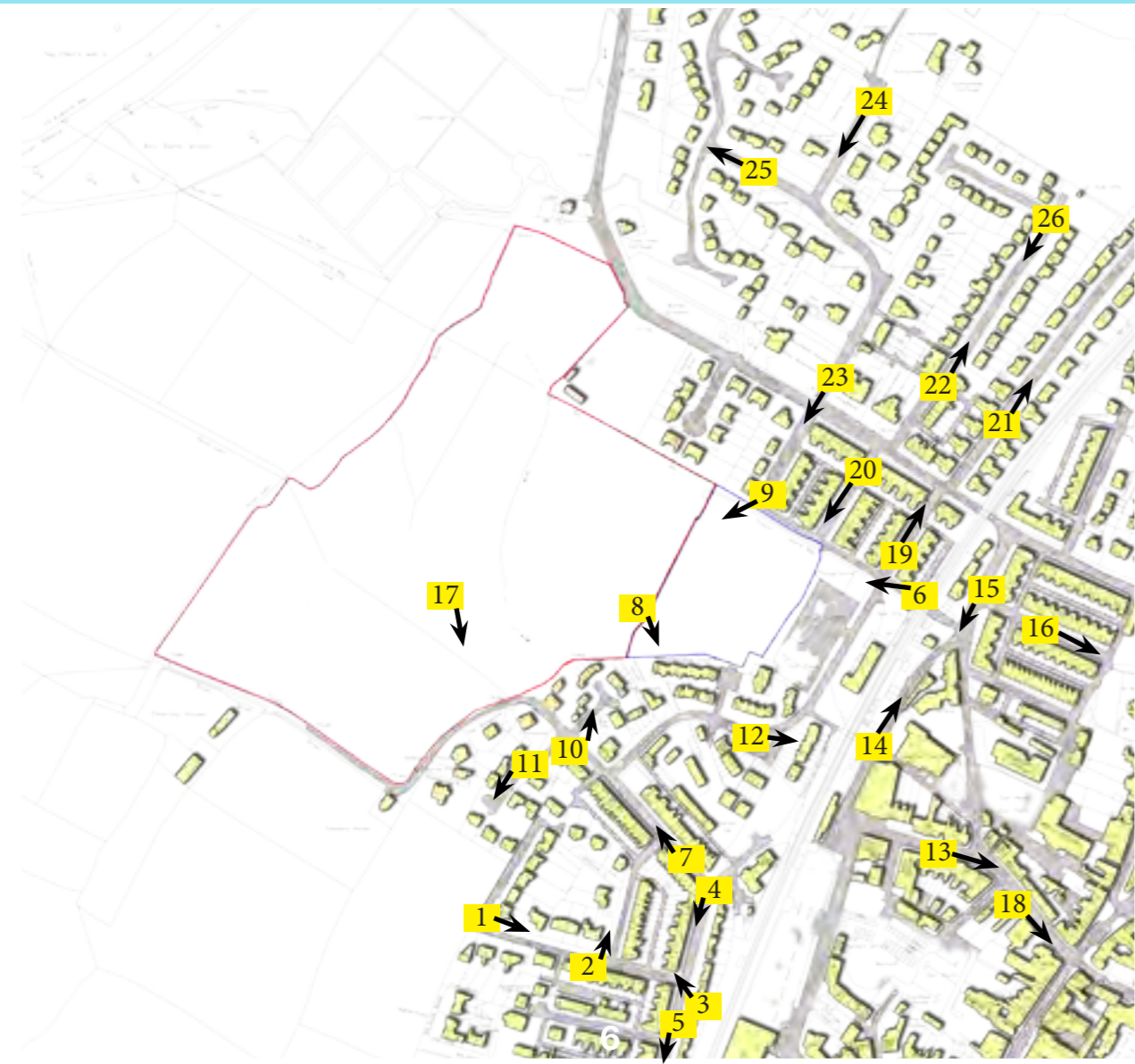


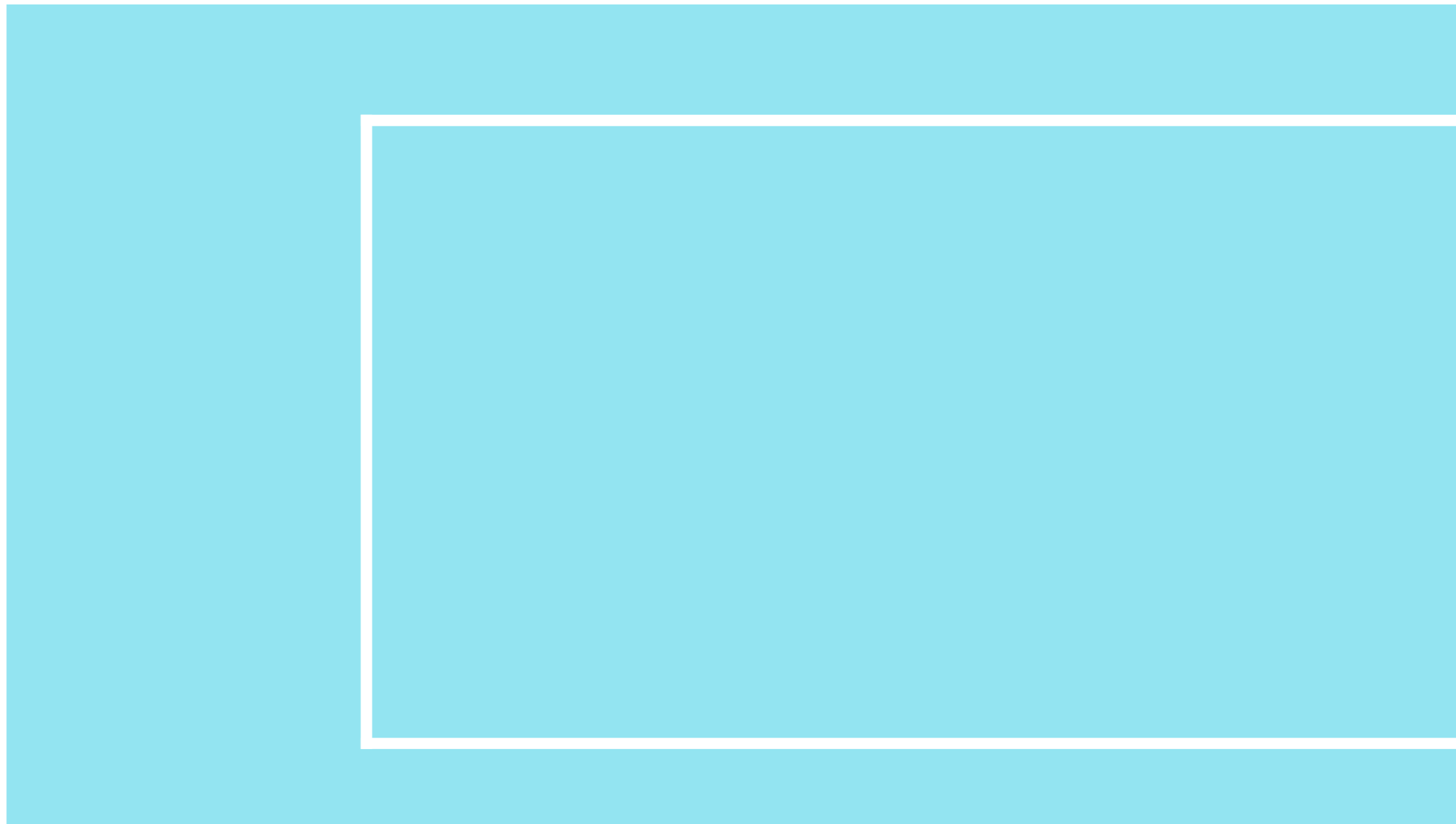
## 2.3 Photographs





## 2.3 Photographs





# 3.0 The Context



## 3.1 planning background

### 3.1 Planning background

#### Planning History

The site is open countryside greenfield and has not been previously developed.

#### National Planning Policy Framework (NPPF)

The NPPF was adopted on 27.3.12 and came into immediate effect. It cancelled the previous PPGs/PPSs including 1,2,3,7,13 and 25 and Circular 05/2005 on Planning Obligations. Its underlying premise is a presumption in favour of sustainable development.

The underlining premise is planning for growth to provide sustainable homes, economic growth and jobs. LPAs should plan positively for new development and make every effort to meet housing, business and other development needs and wider opportunities for growth. They should be flexible and responsive regarding the supply of land for key sectors, including housing; foster economic growth; recognise the likely range of benefits; and not impose unnecessary burdens on development.

Paragraph 7 of NPPF defines 'sustainable development' as having 3 elements – economic, social and environmental.

Paragraph 14 of NPPF states that development proposals which accord with the development plan should be approved without delay and where the development plan is silent, absent or relevant policies are out of date permission should be granted unless any adverse impact of so doing would significantly or demonstrably outweigh the benefits when assessed against policies in NPPF as a whole or if NPPF indicates development should be restricted.

In addition LPAs are encouraged to address barriers to investment and understand business needs in their and adjacent areas.

The NPPF requires LPAs to:

- Allocate an additional 20% of sites for housing in the initial 5 year housing requirement to give choice and competition, if have had consistent undersupply of housing.
- Housing sites still need to be available, developable, deliverable, sustainable, accessible and viable
- To bring empty dwellings back into use.
  
- Provide a wide choice of homes.
- Consider use of large extensions to existing settlements or new settlements and whether these would need new Green Belts round them.
- reappraise previously allocated land and produce the SHLAA and Economic assessments together
- ensure viability and deliverability of sites
- they should not seek such a scale of obligations and policy burdens as to threaten the viability of a development

- schemes should be providing acceptable returns to willing landowners and developers to enable delivery of schemes
- Promote sustainable transport
- LPAs should give positive weight to schemes for economic and housing development.
- The presumption on planning applications should be in favour of sustainable development and finding ways of overcoming substantial planning objections where practical and consistent with the Framework.

- Planning conditions should only be attached when they can be shown to be necessary, relevant, enforceable, precise and reasonable
- Planning obligations should only be sought if the following tests are met: necessary to make development acceptable in planning terms; directly relate to the scheme; and fair and reasonably relate in scale to the kind of development

#### The Development Plan

The statutory development currently comprises the RSS for NW (Sept 2008) and the saved policies of the RVBC Districtwide Local Plan (June 1998).

#### North West Regional Spatial Strategy

RSS is due to be abolished by the Localism Act which came into force on 15.11.11. In the absence of any other 'start point' for housing numbers and needs the RSS does provide some justified evidence to take forward a sound case for additional homes in the Borough.

The RSS required that RVBC should provide 2900 homes (net of clearance replacement) from 2003 to 2021, with an annual average of 161 homes and 65% being on brownfield sites and therefore 35% being on greenfield sites.

#### Ribble Valley Districtwide Local Plan

This document (RVDLP) was adopted in June 1998 and the housing policies therein refer to being in accordance with the Lancashire Structure Plan 1991-2006. Given the age of this document and the fact the Structure Plan end date was almost 6 years ago limited reliance should be given to it. The RVDLP is the adopted plan and the application site is shown as an unallocated site outside the urban boundary of Clitheroe.

Policy G1 sets out the criterion against which all applications for development will be assessed. It states: 'All development proposals will be expected to provide a high standard of building design and landscape quality. Development which does so will be permitted, unless it adversely affects the amenities of the surrounding area.'

Policy G2 of the RVDLP states:

Within the plan area developments will be mainly directed towards land within the main settlement boundaries. These are defined on the

proposals map. The following scale of development will be approved:  
ii) Clitheroe - consolidation and expansion of development and rounding off development. In all cases this must be on sites wholly within the settlement boundary and must be appropriate to the town's size and form;

Policies G3 and G4 refer to scale of development appropriate to existing settlements and G5 seeks to restrict residential development proposals outside the main settlement and village boundaries to those which are small scale or meet various exceptions.

Policy H2 deals with development outside settlement boundaries and the criteria against which proposals will be assessed.

RVDLP planning policies relating to affordable housing contributions are H19 and H21. Both were saved policies carried forward to the LDF process. Policy H19 relates to affordable housing on large sites within the main settlements and refers to negotiating for the inclusion a proportion of affordable housing on such sites, subject to the policy H21 criteria which required details of the tenure arrangements and who might occupy in terms of target group for local need and a justification that the proposed properties were suitably match to the local need group.

Policy ENV3 requires development to be in keeping with the character of the landscape area and reflect the local vernacular in style, scale, features and building materials. It states:

"Proposals to conserve, renew and enhance landscape features, will be permitted, providing regard has been given for the characteristic landscape features of the area. "

Policy ENV6 requires the best and most versatile agricultural land be safeguarded unless it can be shown the need for development overrides agricultural considerations.

Policies ENV7 and ENV13 relate to protection of wildlife and landscape features respectively and prohibit development that would have an adverse effect on either unless mitigation measures are proposed. An Ecology Report and Tree Report accompany this proposal.

On development sites of 1ha+ Policy RT8 requires the provision of adequate and useable POS. Policy RT18 promotes the improvement of public rights of way/footpaths and bridle ways.

Policy T1 on transport sets out the matters to which the LPA will attach considerable weight in consideration of development proposals. These include the availability and accessibility to multi modal transport – buses, trains, access on foot and by bicycle not just by private car. Policy T7 relates to the provision of adequate parking and servicing space on schemes.

## 3.1 planning background

### Draft RVBC Publication Core Strategy (RVBC CS)

The RVBC CS has been through various consultations of which the latest is current. It proposes Clitheroe as the main recipient of additional housing being the main settlement in the borough and taking account of the proposals for housing of adjacent councils most notably Preston's allocation on the border with Longridge the second largest settlement in RVBC.

The CS following a Special committee meeting was out for consultation from 4.5.12 for 6 weeks. It proposes a large site at Standen which will account for about half the housing allocation for Clitheroe. Of the overall new housing for the borough about 46% is proposed for Clitheroe.

The current time scales anticipate the examination into the CS in Dec2012/Jan2013.

### Affordable Housing Memorandum of Understanding

The RVDLP policies have now been superseded by the Affordable Housing Memorandum of Understanding which is the policy currently adopted by the council and treated as a material consideration in planning applications. It provides a definition of affordable housing:

'In Ribble Valley the following formal definition of affordable housing has been agreed as the basis of housing policy:  
"housing, irrespective of tenure, ownership or financial arrangements, available to people who cannot afford to occupy homes generally available on the open market".'

It also details how affordable homes for sale should be treated:

'To ensure that homes are affordable to the majority of people living in Ribble Valley

These should be sold at a price that does not exceed;

\_ three times the mean of an individual's gross annual earnings

\_ or two and a half times the gross median household earnings of those households identified as being in housing need in the parish.

This is based on the calculation commonly used by mortgage lenders when assessing the household's suitability for a mortgage.'

It also discusses how affordable for rent or for shared ownership should be treated. Before setting out the affordable housing thresholds:

'The Council will negotiate the provision of affordable housing on all qualifying housing developments as follows:

\_ In Longridge and Clitheroe on housing developments of 10 or more dwellings (or sites of 0.5 hectares or more, irrespective of the number of dwellings) the Council will seek affordable housing provision at 30 % of units on the site.

\_ In all other locations in the borough on developments of 3 or more dwellings (or sites of 0.1 hectares or more irrespective of the number of dwellings) the council will seek 30% affordable units on the site.

\_ The Council will only consider a reduction in this level of provision to

a minimum of 20% only where supporting evidence, including a viability appraisal fully justifies a lower level of provision.'

### STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT -SHLAA (Nov 2009)

The SHLAA was undertaken by RVBC to identify the general location and amount of sites for potential future development.

Site 006 is the subject of a recent refusal on highway safety grounds. This is being appealed. Whilst this is not part of the current proposal it relates to it and was one of the highest scoring sites for sustainability recorded in the SHLAA with a score of 88. Site 023 does form part of this proposal and again was a high scoring site with a score of 78. The intervening parcel which joins these two whilst submitted was not included in the SHLAA. The combined site as demonstrated herewith is in a highly sustainable location and probably would score in the mid 80's if assessed on a combined basis.

### 5 year housing land supply

The NLP report prepared summer 2011 for RVBC suggested the annual average needed to be nearer 4000 homes or approx 200dpa (2008-28).

RVBC have produced an update report to planning committee on 16.8.12 in regard to housing land availability. This claims that RVBC have a 6 year supply of housing land based on RSS figures of 161dpa or a 5 year supply based on the NLP report figure of 200dpa though these are subject to deliverability of these sites being checked. A more recent update (13.9.12) attached as the appendix to the LPA statement on Barrow Brook appeal shows based on RSS there is now a 5.82 year supply and based on NLP is figure is below 5 years at 4.97 year supply

## 3.1.2 Social and economic context.

### Population

Ribble Valley Borough has a population of 57,700 (2010) and is the largest district in the county, but with the smallest population. Over 10% of the Borough is in the Forest of Bowland Area of Outstanding Natural Beauty.

Clitheroe is the main economic and administrative centre, with 15,038 inhabitants (2010) and 6,737 households, the balance of the population of the Borough is in Longridge with a population of 8,253 (2010) and a range of large and small villages and hamlets such as Whalley and Sabden.

Between 1961 and 2010 Ribble Valley Borough has seen the largest population increase in Pennine Lancashire of 22.4%. In the same period the nearest positive increase was in Pendle of 3.7%.

Pennine Lancashire as a region has a growing young population which exceeds regional and national averages.

In the Ribble Valley Borough 20% of the population are aged 65 and over, with a higher than average 29.8% of the population aged between 45 and 64. This is projected to increase over the next fifteen years. 78% of those of driving age own a car, which is a sign of a wealthy population.

The latest mid year population estimate for 2010 referred to earlier shows an increase in the population of the Borough since 2009 and is projected to increase by 36% by 2025.

3.26.7 The Borough is a significant tourist destination and since 2004 there has been an overall increase in tourist numbers.

### Economy

Clitheroe is at the heart of the Borough's economy, where unemployment is 3.5%, well below the national and regional figures of 7.6% and 7.8% respectively. Ribble Valley continues to have the lowest level of deprivation in the Lancashire region.

Over half the working age population commute out of the Borough each day to work.

Agriculture is one of the top five employers in the district and, with the exception of BAE Systems at Samlesbury, the remaining top employers are based in Clitheroe.

Clitheroe, as the largest service centre in the Borough, is a vibrant market town with excellent communications via road and rail.

Clitheroe has a vital role in terms of service provision to its hinterland the surrounding rural areas. Development is vital across all sectors to underpin its ongoing sustainable growth.

### Residential market

The Ribble Valley Borough is recognised as one of the most desirable places to live in the United Kingdom. (Channel 4 News).

Generally house prices in the Ribble Valley are higher than national averages.

Clitheroe has a wide range of housing from traditional terraced to large detached properties with low density occupation, and is of a good quality. Ribble Valley has the least number of empty homes in Lancashire (www.emptyhouses.com).

The lack of development in the Ribble Valley, largely due to the moratorium in the early 2000's and economic factors, has ensured the market and house prices remain relatively buoyant.

The average house price in the Ribble Valley in June 2011 was £225,346 with detached properties asking an average of £369,011, an increase of 13.5% in sale prices from the twelve months previous. Affordability is recognised as an issue and emphasises the importance of bringing forward a wide range of affordable family housing.

## 3.2 physical

Market information (September 2012) confirms comparable properties in the area as follows:

4 bed detached:	Holme Hill, Clitheroe Denbigh Drive, Clitheroe Copperfield Close, Clitheroe Spar Garth, Clitheroe Mearley Syke, Clitheroe	£349,950 £312,500 £299,950 £279,950 £249,950
3 bed detached:	Moorland Crescent, Clitheroe Bracken Hey, Clitheroe	£285,000 £237,500
3 bed semi detached:	Warwick Drive, Clitheroe Mearley Syke, Clitheroe Brownlow Street, Clitheroe	£199,950 £176,950 £175,000
2 bed terraced:	Hawthorn Place, Clitheroe Pimlico Road, Clitheroe	£190,000 £175,000
1 bed apartment:	Well Court, Clitheroe	£119,950
2 bed apartment:	Candlemakers Croft, Clitheroe Spring Meadow, Clitheroe	£129,950 £178,000

This highlights the disparity between the price of the desirable terraced Town Centre property and a typical three bed semi and detached property.

This climate has ensured continued interest from private housing developers in opportunities in the Ribble Valley. In addition the government have recognised the importance of house building in promoting sustainable growth with their NewBuy scheme which is supported by the high street banks, Home Builders' Federation, Council of Mortgage Lenders and several construction firms.

The proposed scheme gives the opportunity to deliver a range of family homes, affordable and starter homes, particularly in the 2/3/4/ bedroom apartment, detached and semi detached sectors which are conveniently located within easy walking distance of all Town Centre amenities.

The scheme will also deliver the opportunity to satisfy the needs of the

increasing elderly down sizing population who require a range of housing, from traditional bungalows or apartments to care homes and nursing homes

The scheme is of a size that will enable developers to bring forward an exceptional offer of high, medium and low density on a phased basis. The development will attract family purchasers and first time buyers predominantly from the immediate area but with scope to bring people from the wider area. The excellent accessibility to the transport network and Town Centre will create further economic and employment opportunities to stem the flow of commuters out of the Borough. Additional accessible housing adjacent to the town centre creates further guaranteed spend in the town and the use of its amenities.

### 3.1.3 Access and travel modes

#### Setting

The proposed allocation forms a natural infill between the Waddington Road and Bawlands corridor via the Castle View area. The wrap around design will integrate the two areas for car and non car modes.

#### Non Car Accessibility

The site is exceptionally well located to ensure that movements by car mode are reduced as much as possible lying close by to the bus/rail interchange and town centre.

#### Walk

The site is within a 4/5 minute walk of the bus/rail interchange connecting it via a linked trip to the NW, locally the 5 min walk encompasses the market area and Booths supermarket. The 10 minute walk covers the whole of the town centre and the edge of centre employment zones.

There are 9 schools within a 3km walk distance from nursery, primary and senior levels.

#### Cycle

Cycling also has the potential to substitute for short car trips, particularly those under 5 km, and form part of longer journeys by public transport'. The 5km cycle distance encompasses the whole of the Clitheroe area giving access to schools, leisure and employment opportunities.

#### Bus

The site is located close to the bus station which connects the town to the rural hinterland and Preston, Blackburn, Burnley and other urban areas with a range of frequencies from high to the major towns to lower frequencies for the rural hinterland to meet the local needs.

#### Rail

As the rail station is a similar distance to the site and connects on an hourly basis across the NW via Blackburn and Manchester and beyond the site is well placed for rail to be used as a travel mode.

#### Summary

The highly accessible location of the site in relation to are range of attractions and non car modes ensures that it is well placed to meet national, regional and local policy.

#### Car mode access

All the roads in the area serve primarily a residential catchment supported by local services/retail units in the town centre.

The site is accessed via a new junction on Waddington Road with a right turn ghost Island to create gateway into Clitheroe giving access for some 220 units and the creche. A second access onto Kirkmoor connecting to Bawlands via Castleview will provide access for some 125 units with a signalised junction to remove the turning conflicts that may arise.

## 3.2 Physical

### 3.2.1 Topography

The site slopes gently from East to West with highest part of the site adjacent to Milton Avenue.

### 3.2.2 Archaeology

#### Project Background

In advance of the submission of a planning application for housing development at Waddow View, Clitheroe, Lancashire, Archaeological Research Services Ltd (ARS Ltd) consulted with the Lancashire Archaeology Planning Advisory Service concerning pre-determination archaeological evaluation of the site. Regarding the site's heritage assets, a report on Aggregate Extraction in the Lower Ribble Valley undertaken in 2007 by Oxford Archaeology North/Liverpool University identifies this area of the Ribble Valley as having a high/medium potential for archaeological deposits dating to the prehistoric period. As a consequence of this report, the Lancashire Archaeology Planning Advisory Service has stated that it is necessary to undertake an archaeological investigation comprising a programme of geophysical survey and evaluation trenching in order to ascertain the significance of any below-ground archaeological remains that might survive and provide appropriate information for determining the proposed application for Planning Consent to build on the site.

In accordance with a Written Scheme of Investigation agreed with the Lancashire Archaeology Planning Advisory Service, Archaeological Research Services Ltd undertook a geophysical survey of 40% of the site on 13th-14th September 2012. The results indicate that a small number of magnetic anomalies has been detected on the site. Whilst some of these anomalies could relate to below-ground archaeological features, others relate to a probable post-medieval field drain, ferrous objects and a footpath which are not archaeologically significant. Subsequent consultation with the Lancashire Archaeology Planning Advisory Service to ascertain if further archaeological investigation is required led to a request to excavate

## 3.2 physical

and record a series of evaluation trenches to ascertain the nature of these anomalies and any archaeological deposits that might survive.

### Policy Context

#### National

The key Policy affecting how heritage assets should be treated within the planning process is given in the National Planning Policy Framework (NPPF) paragraphs 126-141. This document is supported by the PPS5 Historic Environment Practice Guide. Although relating to cancelled policy, English Heritage has advised that this guidance is to be considered as applicable until such time as NPPF-specific guidance is released. In section 12 the NPPF addresses conserving and enhancing the historic environment. Paragraph 128 states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

#### Local

The "Borough's archaeological and historic heritage" section of the Ribble Valley Districtwide Local Plan (adopted 1998) contains the two specific policies (ENV14 and ENV15) relevant to archaeological remains within the planning process. As of 28th September 2007, Policy ENV14 is saved and states that: "In considering development proposals, the Borough Council will apply a presumption in favour of the preservation of ancient monuments and other nationally important archaeological remains and their settings. The case for preservation of archaeological remains will be assessed having regard to the intrinsic importance of the remains which will be weighed against the need for the proposed development."

### Baseline Conditions

#### Previous work

The report on Aggregate Extraction in the Lower Ribble Valley undertaken by Oxford Archaeology North/Liverpool University of the Ribble Valley in 2007 (see section 1.1 above) is the only known archaeological investigation to have taken place on and in the vicinity of the site prior to September 2012. Consultation with the Lancashire Archaeology Planning Advisory Service suggested that further desk-based assessment was unlikely to produce any further information on the significance of the site's heritage assets.

#### Geophysical survey undertaken in September 2012

The geophysical survey undertaken by Archaeological Research Services Ltd on 13th-14th September 2012 did not record clear evidence of any potentially significant archaeological features. A number of magnetic anomalies were present which are not obviously recent in origin, but all registered as relatively weak magnetic responses. The site could thus be

largely devoid of features of archaeological potential, although there are three magnetic anomalies which might correspond with below-ground archaeological features. Excavating and recording a series of trenches to evaluate the potential archaeological features detected by the geophysical survey and to evaluate if archaeological deposits might survive in areas where the survey was not carried out is due to be undertaken in October 2012.

### Mitigation Measures

#### During construction

Within the proposed the development area, archaeological investigations to date have not identified remains of high archaeological significance, although this has yet to be evaluated by excavating trenches. Depending on the outcome of excavating the evaluation trenches, from what is currently known about the archaeological remains on the site, a programme of archaeological recording and dissemination will probably be proportionate to mitigate against the impact of groundworks on the site.

#### After completion

The programme of mitigation will include provision for the satisfactory reporting, archiving and dissemination of all archaeological work undertaken as part of the development. This will be undertaken in consultation with the Lancashire Archaeology Planning Advisory Service. This approach to the archaeological recording and dissemination is in line with NPPF paragraph 141 which states that local authorities "should require developers to record and advance understanding of the significance of heritage assets to be lost...and to make this evidence publicly accessible".

## 3.2.3 Landscape character

The following summary is provided in support of the EIA screening submission in advance of a formal planning application submission.

### Landscape Context and Townscape Character

The town of Clitheroe sits within the lower Ribble Valley close to areas of outstanding natural beauty (Forest of Bowland) and within rolling countryside pastoral fringes of Pendle Hill. The town is a nucleated settlement with an historic core and a Castle located on an elevated knoll. In modern times the town has developed and spread and offers good communication networks by means of the railway and station and the A59 by pass. The land falls away gently to the west and the River Ribble to a height of 59 aOD at Brungerley Bridge. The Ribble Valley area is mainly pastoral in character, with small to medium size fields bounded by hedgerows with mature trees, creating a sense of intimacy in contrast to the surrounding fells.

### Landscape Character and Policy Issues

The proposed development site has no statutory or local landscape designations and is subject to Policy ENV 3, Open Countryside and G5, Development outside the main settlement, in the Ribble Valley District Wide Local Plan, adopted in 1998. The site itself is pastoral in character with small sized fields visually divided by hedgerows and limited mature trees. The site is influenced by strong urbanising features to the south, east

and north east and relates to the wider countryside landscape towards the north. Where the site interfaces with the existing town there are 'urban fringe' features.

### Baseline Conditions

The site undulates gently with a rise in land towards the urban settlement with vehicle access for agricultural vehicles from Back Commons. Housing to the north is older stone terraces and semi-detached properties built in the inter war years. On the southern edge is detached housing of the late 20th century set in more expansive gardens. The cemetery and church are located towards the north of the site off Waddington Road. There is a good network of public footpaths in the locality with a footpath crossing the site which is well used and allow access to the wider countryside. A brook crossing the site in a roughly central location. Beyond the site to the north and north west is the deep channel of the River Ribble with Waddow Hall manor House on the far side. The site is visually enclosed when viewed from the north towards the town with boundary hedgerows and trees. Views towards the north are more expansive with open vistas to the rising landscape of the Bowland Fell and Longridge Fell.

### Visual Amenity and Potential Receptors

The site currently offers a degree of visual amenity by virtue of its rural nature and landscape features and provides a screening element to the town on this edge and allows views and connection to the wider countryside beyond to the north. Users of the footpath and residents from housing close to the site are more affected by this amenity values than those viewing the site from longer distances. People visiting the Castle also observe the site from an elevated position but can also enjoy views over much greater distances beyond the context of the proposed development site.

### Impact Assessment and Evaluation

The proposed development would result in the loss of a number of existing landscape resources but would retain existing boundary hedgerows and trees and the internal brook and its bankside features. The proposals would affect the visual amenity of users of the site and from views that are generally at close quarters as seen by walkers using the nearby public footpath network and from existing residential properties rather than longer distances where the proposals are lost in the general townscape of Clitheroe. Both the construction phase and the operational phase would see some changes to the character of the site and these are seen in the context of both the existing townscape and the adjacent countryside. The development is proposed adjacent to existing residential and commercial land within the nucleated town which already has an urbanising impact on the adjacent landscape. Whereas a new development in isolation might be considered to be unacceptable in landscape character terms, this proposed development will be an extension to an existing town scene in an enclave of land which is wrapped around on two sides by existing residential development.

In summary terms it is considered that the impacts on landscape and visual amenity will be moderate to minor adverse.

## 3.2 physical

### Mitigation

There are good opportunities to provide mitigation for all the impacts that may be predicted on the landscape and visual amenity of the site and its affect on the adjacent land. The planning of significant landscape buffer areas and the introduction of an integrated landscape and tree planting scheme to the development will serve to integrate the new houses and associated features into the adjacent settlement and provide a significant screen and fringe of landscape against the adjacent countryside. With sensitive choice of building materials and the careful planning of the housing clusters the development will be assimilated into the town and views from more sensitive receptor will be significantly reduced and diminished over time as new landscaping matures. Overall it is considered that the landscape and visual impact will, with mitigation, be minor adverse to negligible/minor beneficial with new landscaping providing an enhance biodiversity within the locality.

### Planning Submission

This planning submission will be supported by a detailed Landscape and Visual Impact Assessment with accompanying plans and photographs which has been carried out in general accordance with the recommendations contained within the 'The Guidelines for Landscape and Visual Impact' 2nd Edition published jointly in 2002 by The Landscape Institute and The Institute of Environmental Management and Assessment.

### 3.2.4 Trees

The general quality of the trees on site and on land immediately adjacent to its boundaries has been appraised in accordance with British Standard 'BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations'. The locations and basic information regarding the general quality of the subject trees are shown on the Plan at page 20.

As detailed on the plan, 18 individual trees and three groups of trees were appraised. Most of the trees are of native deciduous species including Ash, Common Alder and Goat Willow and the majority are early-mature to mature in age and moderate to moderately large in size. The trees mainly stand as individuals scattered throughout the site, although there are also several small groups. They are visible from various neighbouring properties and public vantage points and, overall, confer a moderate visual amenity in the local landscape.

The trees' structural and physiological condition, and hence their quality, is variable. As detailed on the Plan three trees were allocated high retention values of 'A', seven trees and two groups were allocated moderate retention of 'B' and three trees were allocated low retention values of 'C'. In addition, five trees and one group were allocated 'U' category grades and are therefore unsuitable for retention.

In consideration of the relatively small number of trees within the site boundaries it is foreseeable that a well-designed development could ensure retention of those of moderate and high value. In addition, such a scheme could present a suitable opportunity to secure extensive new native tree planting as part of a progressive landscape scheme aimed at improving long-term tree cover of the locality.

### 3.2.5 Ecology/environmental

A separate report has been produced following an initial Phase 1 Survey undertaken at the site in March 2012. The survey followed Phase 1 habitat survey methodology (JNCC, 1993) and assessed all features of ecological significance within the survey area.

The site comprises of species-poor semi-improved grassland fields, bordered by species poor hedgerows and scattered trees. A stream runs through the centre of the site and a drain borders the north western boundary. One building is situated within the site comprising a two storey height stone barn. No ponds were found within 250m of the site.

As a result of the initial survey the following ecological interests at the site were highlighted;

- No mature trees are considered to be directly impacted by the proposed development.
- The stone barn along the southern boundary of the site is considered to be offer low-moderate potential for roosting bats. A bat inspection survey and one possible emergence survey is recommended in order to determine the use of the barn by roosting bats.
- The watercourse bordering the north-western boundary of the site is considered to provide moderate suitability of habitat for water vole. A survey for water vole will be required prior to works commencing in order to determine the need for licensing and mitigation.
- Hedgerows and trees at the site represent a valuable feature providing bird nesting and habitat linkages to the wider countryside. A small section of hedgerow is likely to require removal and should be undertaken outside the bird breeding season (February to September).
- Mitigation for hedgerow loss will be mitigated for as part of the landscape proposals. Habitat linkages will be retained across the site and will be supplemented with additional planting.

### 3.2.6 Flood risk/ drainage

The Flood Risk Assessment was commissioned by The Huntroyde Estate and Clitheroe Auction Mart to support a planning application for the construction of a residential development complete with estate roads, external works, footpaths, car parking, external lighting, landscaping, boundary walls, fencing, external services and drainage.

The site is in an area identified as having a 'low' probability of flooding on the Environment Agency Flood Map and is located in Flood Zone 1. NPPF requires that planning applications for development proposals of 1 hectare or greater in Flood Zone 1 should be accompanied by a Flood Risk Assessment. The residential nature of the development proposals means the classification of the site is 'more vulnerable' from NPPF Table 2.

The Flood Risk Assessment has reviewed all sources of flood risk to both the proposed development and to the existing adjacent development as a result of the proposals, including; fluvial, tidal, pluvial, groundwater, sewers and flooding from artificial sources. An Internet based search for flooding events did not recall any historical flooding in the immediate site area. The small watercourse crossing site was hydraulically modelled to confirm it posed no flood risk to the development area in accordance with

the Environment Agency's requirements. In light of the relatively low flood risk from all of the sources reviewed the principle focus of the Flood Risk Assessment is on the effective management of surface water drainage.

The primary option for surface water disposal is via infiltration, if discharge of the surface water via infiltration is not viable and discharge is proposed to the watercourse bisecting site then flows will need to be restricted to the mean annual peak rate of surface water run-off QBar, calculated to be 30l/s.

Foul water flows are to be discharged to the combined public sewer crossing the southern corner of site.

This report has been prepared in consultation with the Environment and incorporates their comments where possible.

## 3.3 design influences - topography



### 3.3.1 Existing topography

This diagram illustrates the topography of the site, sloping from around 80.66m AOD at the Northern end of the site, to a lower 72.0m AOD to the West.

This approximate 8m change in level across the site is relatively imperceptible.

**Drainage and Sewerage**  
A Utilities Assessment has been undertaken by Betts Associates to identify the existing service provision on the vicinity of the site and identify potential infrastructure constraints and proposed solutions.

There are currently no dedicated surface water drains serving the site, but a viable surface water solution to serve the development can be delivered.

Full details of both the Utilities and Flood Risk for the site can be found in the Environmental Statement and Flood Risk Assessment.

KEY



Diagram not to scale

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## 3.3 design influences - Visual impact assessment

### 3.3.2 Landscape character

#### Background and Methodology

3.32.1 The site has been assessed in terms of the landscape, visual and character impacts of the proposed residential development on the existing site and the surrounding area. It has been carried out in general accordance with the recommendations contained within the 'The Guidelines for Landscape and Visual Impact' 2nd Edition published jointly in 2002 by The Landscape Institute and The Institute of Environmental Management and Assessment. In carrying out the study, the site and the surrounding environment were visited and a desk top study undertaken. A photographic survey of the sites was made from public viewpoints and receptor points using a camera lens generally equivalent to the focal length of the human eye. The baseline condition of the site has therefore been established and an assessment of the positive and negative impacts in terms of landscape, visual effects and landscape character has been made.

#### Landscape Context and Townscape Character

3.32.2 The location of the site is shown on Figure TAG 1. The town of Clitheroe is a planned nucleated settlement situated on a triangle of land in the lower Ribblesdale between the River Ribble to the west and the Mearley Brook to the east at NGR SD 444 418 (centred). The historic core of the town is centred on the high point of a limestone reef knoll where the castle and surrounding gardens are located within a Conservation Area with later residential and commercial development in industrial and modern times spreading south-west and north-east along the communication arteries of the High street and the railway line, and towards the A59 which bypasses the town to the south-east. The knoll forms a small highpoint in a landscape of gently undulating drumlins, with the castle at a height of around 117m aOD. The land falls away gently to the west and the River Ribble, to a height of around 59m aOD at Low Moor and Brungerley Bridge. East of Clitheroe, the countryside rises sharply, to a height of around 110m aOD on the eastern edge of the urban area, placing Clitheroe on the lowland fringes of Pendle Hill, which overlooks and dominates the entire area some 5 kilometres to the east. The reef knolls and drumlins are characteristic of the area of rolling, undulating landscape within the broad valley of the River Ribble, contrasting with the open moorland and fell of Pendle Hill approximately 7 kilometres to the south-east and the Bowland Fells to the north. The valley is mainly pastoral in character, with small to medium sized fields bounded by hedgerows and with mature hedgerow trees, creating a sense of intimacy in contrast to the surrounding fells.

3.32.3 A Strategy for Lancashire: Landscape Character Assessment published by Lancashire County Council and the former Countryside Agency in 2000 places the area with Landscape Character Type 5e, 'Undulating Lowland Farmland' and describes the area as being

particularly well settled with good communication routes along the Ribble Valley (railway and A59). It also refers to the communication network as encouraging built development and industry with the large cement works to the immediate north of Clitheroe, being a prominent visual landmark for miles around.

#### Landscape Character and Policy Issues

3.32.4 There are no statutory or local landscape designations applicable to the site with the land lying outside but abutting the urban boundary as defined on the Proposal Map of the Ribble Valley District Wide Local Plan, adopted in June 1998. The site is subject to Policy ENV 3, Open Countryside (proposed replacement by EN2 and DME2 in the draft Core Strategy) and G5 Development outside the main settlement proposed (replacement by DS1 and DMG2 in the draft Core Strategy). To the north, south and south east of Clitheroe and the Ribble Valley the land is designated as an Area of Outstanding Natural Beauty (AONB). This is a nationally protected landscape managed by a partnership of landowners, farmers, voluntary organisations, wildlife groups, recreation groups, local councils and government agencies, who work to protect, conserve and enhance the natural and cultural heritage of this special areas. Clitheroe itself benefits from the beauty of the surrounding landscape and with most of the town enjoying the views of the surrounding undulating landscape and fells.

3.32.5 The site itself is currently pastoral in character with small sized fields visually divided by hedgerows and limited mature trees. It relates to the wider countryside landscape towards the northern boundary but is influenced by strong urbanizing features to the south, east and north east, particularly residential buildings from the late nineteenth century to modern times. To the north east and north the character is influenced by 'urban fringe' features where the landscape interfaces more subtly with urban features.

3.32.6 The characteristics of the site and the local environs is shown on Figure TAG 2.

#### Site Description and Baseline Environs

3.32.7 The site located directly adjacent the urban boundary of Clitheroe on the north western side. It is gently undulating with a rise from the northern boundary towards the urban settlement of approximately 3 metres. The site is accessed by agricultural vehicles from Back Commons on the southern boundary and also in the eastern corner. Residential housing directly abuts the site to the north and south with a parcel of land to the east which has recently received planning permission for residential use. (This land parcel is within the urban settlement boundary). Housing to the north east is older stone terraced property built between 1860 and 1914 together with a cul-de-sac (Brungerley Avenue) of semi-detached properties built in the intermediate post war years. Towards the southern side of the site residential housing of the late 20th Century is more dominant with

larger detached properties in spacious gardens overlooking the site (Back Commons).

3.32.8 The cemetery and church burial ground are located towards the north of the site (Waddington Road) with two small fields used as horse, cow and poultry pasture forming an intervening land parcel. The burial ground associated with the church is a graveyard of older burials with the larger separate cemetery set out for more recent internments and memorial stones. A recent extension to the south west of the cemetery has provided for green burial and is generally more landscaped to the boundaries with trees and shrubs. A footpath follows the boundary of the cemetery and connects into the wider footpath network following the course of the river channel. The cemetery is proposed for a further extension which would see the boundary of the cemetery land abutting the proposed development site along approximately half of the length of the northern boundary.

3.32.9 Land beyond the site to the north and north west is pastoral with a slight rise in the landscape before falling steeply toward the river channel. The river itself is located in a deep gorge and is overlooked on the far side by Waddow Hall. This is a large stone built manor house of the 17th Century set in spacious well landscape ground with rolling lawns. The house is currently used for Girl Guide camping and outdoor activities and as a conference centre.

3.32.10 The site is accessible by the public by a public footpath which bisects the site from north west to south east. This footpath allows access from the town to the wider countryside beyond and was observed as being used by local walkers, dog owners and people taking longer walks beyond the town environs.

3.32.11 Internally, the site is visually enclosed when viewed from the north towards the town with boundary and internal hedgerows and trees to the boundaries providing visual interruption along field boundaries. Trees are generally mature native specimens forming lines of vegetation. Views towards the north are more expansive with open vistas to the rising landscape of the Bowland Fells and Longridge Fell.

#### Visual Amenity

3.32.12 The topography of the site, the rural nature and the trees and hedgerows provide filtered screening of the lower levels of the existing townscape when viewed from the north and north west and also screens the site from Waddington Roads on the north east side. Rising ground between the river channel and the site itself precludes inter-visibility from close views. The more open nature of the landscape to the north beyond the river is such, however, that intermittent middle distance views are possible. Longer distance views from Longridge Fell are so distant as to render the site indeterminable within the general features of the Clitheroe town.

## 3.3 design influences - Visual impact assessment

### Access and Potential Visual Receptors

3.32.13 The site is accessed by a well used public footpath with additional footpaths along the northern and south western boundaries. A number of residential properties overlook the site which are situated within the edges of the current urban settlement boundary, particularly those on Back Common and at the cul-de-sac end of Brungerley Avenue on the north side. People visiting the cemetery ground will have some intermittent views of the site although this is filtered by fairly dense vegetation and trees within the grounds. Visitors to the cemetery are generally tending graves and less inclined to observe the wider landscape. Views from the publicly accessible Castle enjoy views over 360 degrees in all directions given the elevated location of the monument in the centre of the town. Views of the site and the wider landscape of the Fells beyond are clearly visible from this location. The locations of photographic views of the site are shown on Figure TAG 3.

### Visual Envelope (ZVI)

3.32.14 Based on field analysis and with reference to existing screening, including built structures and vegetation identified from mapping and air photography a predicted zone of influence (ZVI) of the development has been prepared. The ZVI is shown on Figure TAG 3 The ZVI is indicative of the part of the landscape from which views of the proposed development might be gained. It does not imply that views would be possible from all points within the area delineated nor does it indicate that all the developments might be seen or that the development would be highly perceivable.

### Impacts and Significance

3.32.15 In considering the impact on the landscape the degree of change in respect of the loss or impact on natural landscape assets such as trees or hedges, manmade features such as walls or the modification of the topography and quality of existing features is assessed. This is known as 'landscape impact'.

3.32.16 The 'visual impact' of the proposed development on the general public is assessed. Such impacts could be the result of visual intrusion into an important viewpoint or the direct obstruction of views into the wider landscape. Visual receptors that have a greater awareness of the view, such as walkers and residential occupiers will notice the introduction of new features more than those who are not absorbing it. However, it must be remembered that in respect of residential occupiers that within planning law there is no right to a view. The distance of the viewpoint from the proposed site, the duration of the impact, the scale and massing of the proposed development and the elevation of the proposed feature from the viewpoint are all assessed to determine the degree of impact.

3.32.17 An assessment to establish the 'character impact' is made to assess the degree of change affecting both the site and the wider environs. Adverse changes in landscape character can occur as the result of the loss of landscape features which are acknowledged

components of local distinctiveness, or the construction of new features that do not match those that already exist.

3.32.18 To assess the significance of the potential impacts the degree of change, both adversely or beneficially, acting on the baseline conditions and the sensitivity of receptors is objectively considered. This is considered with and without mitigation based on prescribed criteria.

### Impact Assessment & Evaluations Construction Phase

#### Phasing

3.32.19 It is uncertain at this stage as for how long the construction phase will last, but it is envisaged that the construction of the proposals would be broadly in the following sequence:

- Placement of protection measures for any vegetation to be retained.
- Construction of access road and infrastructure.
- Building out of the residential properties and hard areas.
- Where appropriate, structure planting could be undertaken prior to the commencement of building operations especially on landscape buffer strips between the development and existing housing adjacent to the site and against the northern boundary where it abuts the open countryside.

### Predicted Impacts

3.32.20 An assessment of the potential impacts of the construction phase have been based on the proposals put forward in the indicative Masterplan put forward by mck architects. It is important to note that some of the impacts during this phase would be temporary in nature. The predicted impacts are as follows:

### Predicted Landscape Effects/Impacts

Removal of existing trees and hedgerows and loss of grassland pasture  
3.32.21 The proposed development will involve the removal of a limited number of trees internally (approximately 4/5no.). They are Alder and Ash species and assessed as 'average to poor' in terms of their possible retention. Internal hedgerows will be removed to accommodate the built arrangement. These are assessed as intact but species poor and generally unmanaged. There should be no impact on hedgerows to the boundaries with the exception of breaking through the hedge on Back Commons to form the new access. The areas of pasture grassland will be removed to accommodate the development but the existing brook and associated bankside features will be retained. An area of grassland, approximately 20-30 metres in depth, will be retained on the northern boundary where it abuts the open countryside beyond. The existing footpath within the site may be temporarily closed or rerouted during the course of construction.

3.32.22 The total loss of the landscape resource prior to mitigation would be moderate adverse impact in terms of the direct loss of a landscape element. In terms of replacement this could be readily mitigated by extensive new planting on the site, which would also enhance the biodiversity of the site from its current position. But there would also be adverse impact in both visual and character terms as the removal of the vegetation until new planting takes effect, increase prominence of the site with new buildings and infrastructure from certain viewpoints.

### Predicted Visual Impacts

Visual amenity of users of the footpaths and views from adjacent residential properties

3.32.23 Users of the footpaths are considered to be sensitive users. The proposals include the removal of some trees and internal hedgerows, some modification to land levels (considered not significant), rerouting of the existing footpath through the site and the construction of new houses with associated infrastructure. These operations would result in a moderate adverse impact on close distance views from the public footpath network within and around the site. The impact will reduce with distance.

3.32.24 Views from adjacent houses immediately abutting the site will be private views in the context of their own garden surrounds. Visual impact will vary in degrees depending on the alignment of dwellings and the location of windows. Properties which directly overlook the site on Brungerley Avenue, Back Common and Kirkmoor Avenue will be impacted upon by the changes and similarly public views gained directly from Back Common which is closest to the new access construction. These are considered to be moderate to major adverse.

3.32.25 Significant new planting within an appropriately landscape buffer area on the north western boundary, in advance of the main construction phase would reduce the visual impact of the proposed development. Similarly, internal planting associated with the road network, gardens and areas of open space would reduce longer term impacts on sensitive receptors in close up views. All views gained from the north west will be in the context of the existing townscape of Clitheroe and it will not be possible to observe the full extent of any new development other than in close views, as the rise and crest of the land obscures views when approaching from the river. The new buildings are likely to average 7-8 metres in height and will not breach the general height of the surrounding houses within the urban settlement. The juxtaposition of the houses clusters with intervening new planting and landscaping will serve to integrate the proposals into the adjacent settlement and reduce impact to minor adverse impact.  
3.32.26 There will be opportunities to mitigate the visual impact of the building by the choice of materials and colour, which will have immediate effect on the completion of construction prior to any screen planting becoming established. The degree of retention

## 3.3 design influences - Visual impact assessment

of existing trees and hedgerows to the boundaries is important in assessing the extent of the visual impact on all sensitive receptors, since some of the trees perform a screening function already.

### Views from the Castle

3.32.27 A panoramic view of the site is possible from Clitheroe Castle highest viewing area and, as an historic environment, is considered to be more sensitive in landscape terms. In the context of the overall landscape the site does not take up much of the view and would be a 'sliver' of development set within the edge of the urban settlement. Visitors to the Castle are naturally drawn to the wider landscape of the AONB beyond. However, due to the elevation of the Castle it will not be possible to totally screen the proposed development and its construction would be visible as a middle distance view. The selection of building and roofing materials will give opportunities for mitigation. The impact is considered to be moderate adverse.

### Longer distance views and from other directions

3.32.28 Views from Waddington Road and the cemetery areas are screened by existing intervening vegetation and the field parcels. The construction of the new access has the potential to open up views into the site from Kirkmoor Road to the south of the site but this will offer a narrow window of visual opportunity as the public move towards the end of the road. Views from longer distance and from the AONBs are severely limited by intervening topography and tall tree vegetation and hedgerows. The site is generally lost to view at approximately 0.25 kilometres distance from the site. Views from Waddow Hall are greatly interrupted by trees within the grounds and from rising land from the river channel. At greater distance from the site and within the AONB areas the site is lost in the general townscape features given its close and tight proximity to the urban settlement. The impact is considered to be minor adverse to negligible at distance.

### Predicted Landscape Character Impacts

3.32.29 The character of the surrounding landscape has two contrasting characters; pastoral and urban townscape. The capacity for the site to absorb the development needs to be viewed in the context of both character types. The proposed temporary change of character due to the construction phase would be of a scale that would be discordance with the surrounding countryside character and without mitigation is evaluated as moderate adverse. The proposed development, however, adjacent to existing residential and commercial land within the nucleated town which already has an urbanising impact on the adjacent landscape. Whereas a new development in isolation might be considered to be unacceptable in landscape character terms, this proposed development will be an extension to an existing town scene in an enclave of land which is wrapped around on two sides by existing residential development. Moreover, the parcel of land to the west of the railway car park is the subject of an outline application for residential development which will be directly overlooked by existing

properties on Kirkmoor Road, Milton Avenue and Chester Avenue and thus influence the degree of visual impact and instigate a change in landscape character in the short term in this part of the town.

### Mitigation Measures

3.32.30 The construction phase would bring about changes to the landscape and visual amenity. Whilst some of these are inevitable and of a temporary nature it is beneficial to mitigate them where appropriate. Proposed mitigation is likely to include the following:

3.32.31 The phasing of the site operations such as the advance planting carried out at the earliest opportunity to provide buffers between existing houses and the open countryside.

3.32.32 The detailed design of features in the context of retention of as much on-site vegetation as possible.

3.32.33 Appropriate protection and management of existing boundary hedgerows and trees to be undertaken in line with recognised best practice.

### Operational Phase Predicted Impacts

3.32.34 For the purposes of the assessment the operational phase is classified as the period when all the new buildings, infrastructure and associated landscape works have been completed. Predicted impacts are likely to be more long term in this phase. The following assessments are based on the consideration of the proposals as a whole, including the new access, the internal road and footpath system, the movement of vehicles within the site and the night time impacts of lighting on the wider landscape.

### Predicted Visual Amenity Impacts Visual amenity of users of the footpaths

3.32.35 Without mitigation the visual impact of the proposals on the public footpaths outside and adjacent to the site would be moderate adverse, though development would be seen in the context of the townscape in views from the northwest. Mitigation measures are therefore required, mainly in the form of new landscape features and areas of open grassland integrated throughout the development. It is also important for the detailing of the new properties and their juxtaposition to be thoroughly addressed to allow opportunities for landscaped areas of open space, pockets of trees and new hedgerow lines to be integrated throughout the development and to prevent the coalescence of built forms in a visual massing. Wide buffer zones of open grassland and planted areas to the boundaries would also aid in the screening and assimilation of views of the existing townscape. The relationship between the existing footpath within the site and the new development would be a changed experience for users but this could be associated with the open spaces areas in the development

and which would provide a positive experience in amenity terms.

3.32.36 New landscape planting will grow from planted heights over the years. During the winter months during establishment close views will be possible to a degree through the planting, but it is anticipated that the planting would assimilate views all year round after a 15-20 year period. Overall the long term impact on the users of the local footpath network is evaluated as minor beneficial as the planting would moderate views of the existing properties.

### Visual amenity of views from adjacent residential properties/public roads

3.32.37 The proposed development would have a moderate adverse impact of the visual amenity of receptors from close adjacent properties due to their physical proximity. These views would primarily be a combination of houses, roads and garden areas, although approximately 50% of these receptors would already be viewing residential development on the land off Milton Avenue. The impact would be off set by mitigating landscape and tree planting and it is considered that impact on these receptors would be over the long term minor adverse.

### Visual amenity of views from the Castle

3.32.38 The views from the historic centre of the town would impact on the amenity that the public currently enjoy from this vantage point by the extension of urban features further into the open land beyond the current town edge. However, views from this point would see the new development as a narrow band of building set in the context of urban features to the immediate south side and forming a 'closed edge' to built form as it wraps around to meet with properties along Waddington Road. Mitigation by means of internal tree planting would allow the proposed development to assimilate well with the existing scene, particularly at roof scape level. The impact is considered to be moderate adverse moving towards minor adverse over the longer term as the development is accepted as part of the whole townscape.

### Night time Impacts

3.32.39 Street lighting and lighting from houses would impact on the amenity of existing receptors to a minor degree. Footpaths are not generally used to the same extent as in daylight hours and views from existing houses are generally inverted as occupiers close their curtains to the darkness. However, a degree of intrusions would exist from the baseline of no lighting which is considered minor adverse. The use of appropriate down lighters to reduce light spillage and the specification of lighting columns to reflect the scale and character of the town would help to mitigate this issue.

### Cumulative impact

3.32.40 The existing townscape can currently be seen in views from the north and north west. The addition of a further parcel of residential development would not significantly increase the bulking effect of

## 3.3 design influences - Visual impact assessment

building or have any further impact on the character of the town if the detailing of the built forms is adequately addressed. It is therefore anticipated that there would be a negligible cumulative impact.

### Local Landscape Character

3.32.41 The proposals would involve the building of a new residential area of some 325 houses. Once built and established in the overall landscape scene and with appropriate screening it is considered that it would not adversely impact on the character of the wider open countryside beyond its boundaries. Similarly, the proposed development would not adversely impact on the existing townscape of Clitheroe. The impact on local landscape character and of the wider landscape is considered negligible.

### Mitigation Measures

3.32.42 The operational phase would bring about changes to the landscape and visual amenity. Mitigation which is shown illustratively on the Masterplan would allow the development to be more easily assimilated into the landscape. The inclusion of new hedgerow features, hedgerow trees and a strong treescape for the development as a whole will reduce the impacts significantly. Appropriate planting to buffer zones would become effective within a 5-7 year period and reduce perception of both the proposed buildings and ancillary features. It is envisaged that new tree planting would assimilate all views after approximately 15 years. Proposed planting would use native species of a local provenance wherever possible with management and maintenance undertaken to ensure that future viability and quality is retained.

3.32.43 Materials and colours for building would be carefully selected to integrate with the type and character of buildings within the town. Any effects of proposed lighting could be minimised by sensitive location of external lighting and the use of low glare directional lighting design. Proposed landscape trees would also aid in the reduced perception of any light glare.

3.32.44 In terms of enhanced biodiversity the site would benefit positively from this type of development where a vastly increased range of plant species can be introduced for wildlife enhancement. The development of internal wildlife zones and associated wetland areas and attenuation ponds would add to the increased value of the site in ecology terms.

### Summary

3.32.45 Clitheroe sits within the lower Ribble valley close to areas of outstanding natural beauty and within the countryside rolling pastoral fringes of Pendle Hill. The town is nucleated settlement with an historic core and a Castle located on an elevated knoll. In modern times the town has developed and spread and offers good communication lines by means of the railway and station and the A59 by pass.

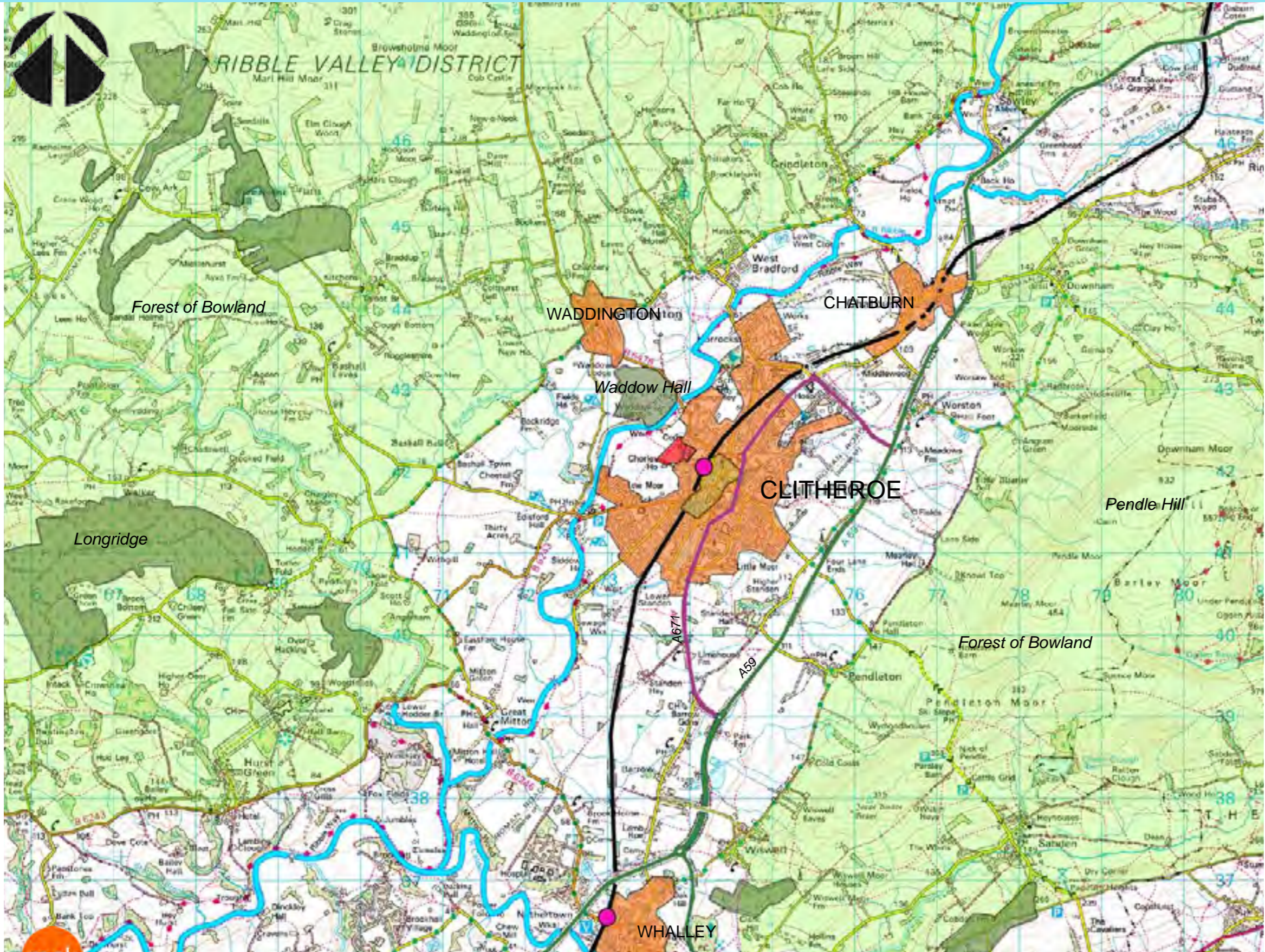
3.32.46 The proposed residential development site lies to the north west of the urban settlement and abuts the settlement boundary and a parcel of land which is the subject of a current outline application for residential development. The site consists of semi improved grazing land with limited internal hedgerows, a brook, a public right of way and surrounding hedgerows with trees.

3.32.47 The proposed development would result in the loss of a number of existing landscape resources but would retain existing boundary hedgerows and trees and the internal brook and its bankside features. The proposals would affect the visual amenity of users of the site and from views that are generally at close quarters as seen by walkers using the nearby public footpath network and from existing residential properties rather than longer distances where the proposals are lost in the general townscape of Clitheroe. Both the construction phase and the operational phase would see some changes to the character of the site and these are seen in the context of both the existing townscape and the adjacent countryside.









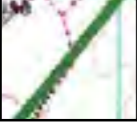

3.32.48 There are good opportunities to provide mitigation for all the impacts that may be predicted on the landscape and visual amenity of the site and its affect on the adjacent land. The planning of significant landscape buffer areas and the introduction of an integrated landscape and tree planting scheme to the development will serve to integrate the new houses and associated features into the adjacent settlement and provide a significant screen and fringe of landscape against the adjacent countryside. With sensitive choose of building materials and the careful planning of the housing clusters the development will be assimilated into the town and views from more sensitive receptor will be significantly reduced and diminished over time as new landscaping matures. Overall it is considered that the landscape and visual impact will, with mitigation, be minor adverse to negligible/minor beneficial with new landscaping providing an enhance biodiversity within the locality.

# 3.0 The Context

## 3.3 design influences - Visual impact assessment



**Key**

-  Area of Outstanding Natural Beauty
-  Woodland/forrest area
-  Settlement boundary
-  Conservation Area
-  River
-  The site
-  Railway Station
-  Secondary Road
-  Primary Road
-  Railway



### Key

-  Viewpoints
-  Site Boundary
-  Current outline application for residential development
-  Public Right of Way PROW
-  Zone of Visual Influence (ZVI)

## 3.3 design influences - Visual impact assessment



View 1 (Site over crest of field)



View 2



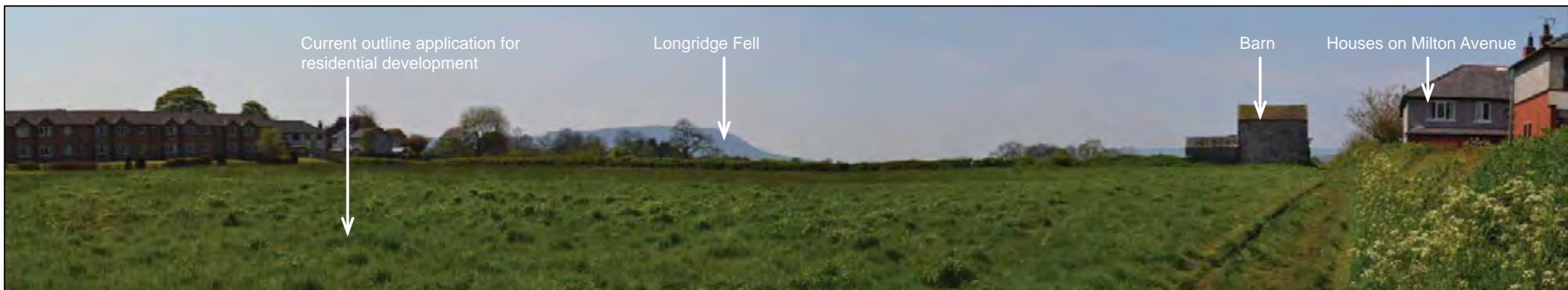
View 3 (Site not in view)



View 4



View 5

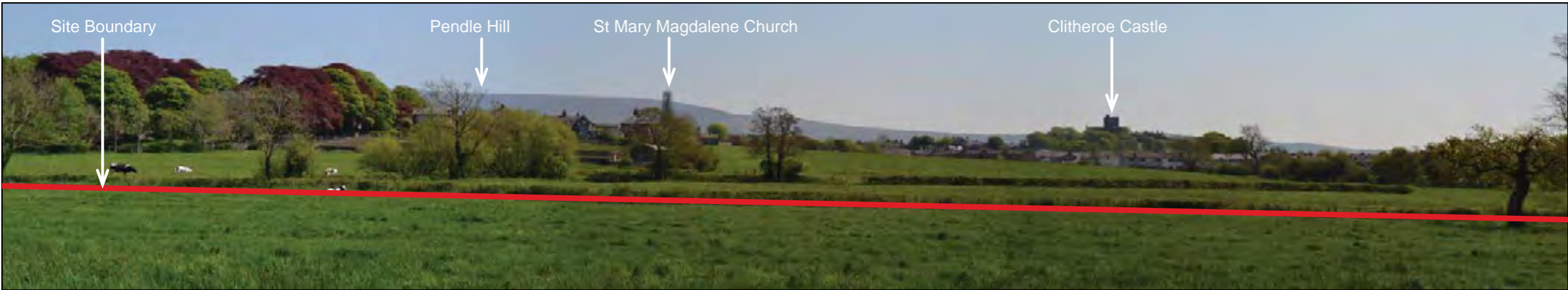


View 6

## 3.3 design influences - Visual impact assessment



View 7



View 8



View 9



View 1 (Site over crest of field)



View 2



View 3 (Site not in view)



## 3.3 design influences - ecology

### 3.3.4 Ecology/Environmental

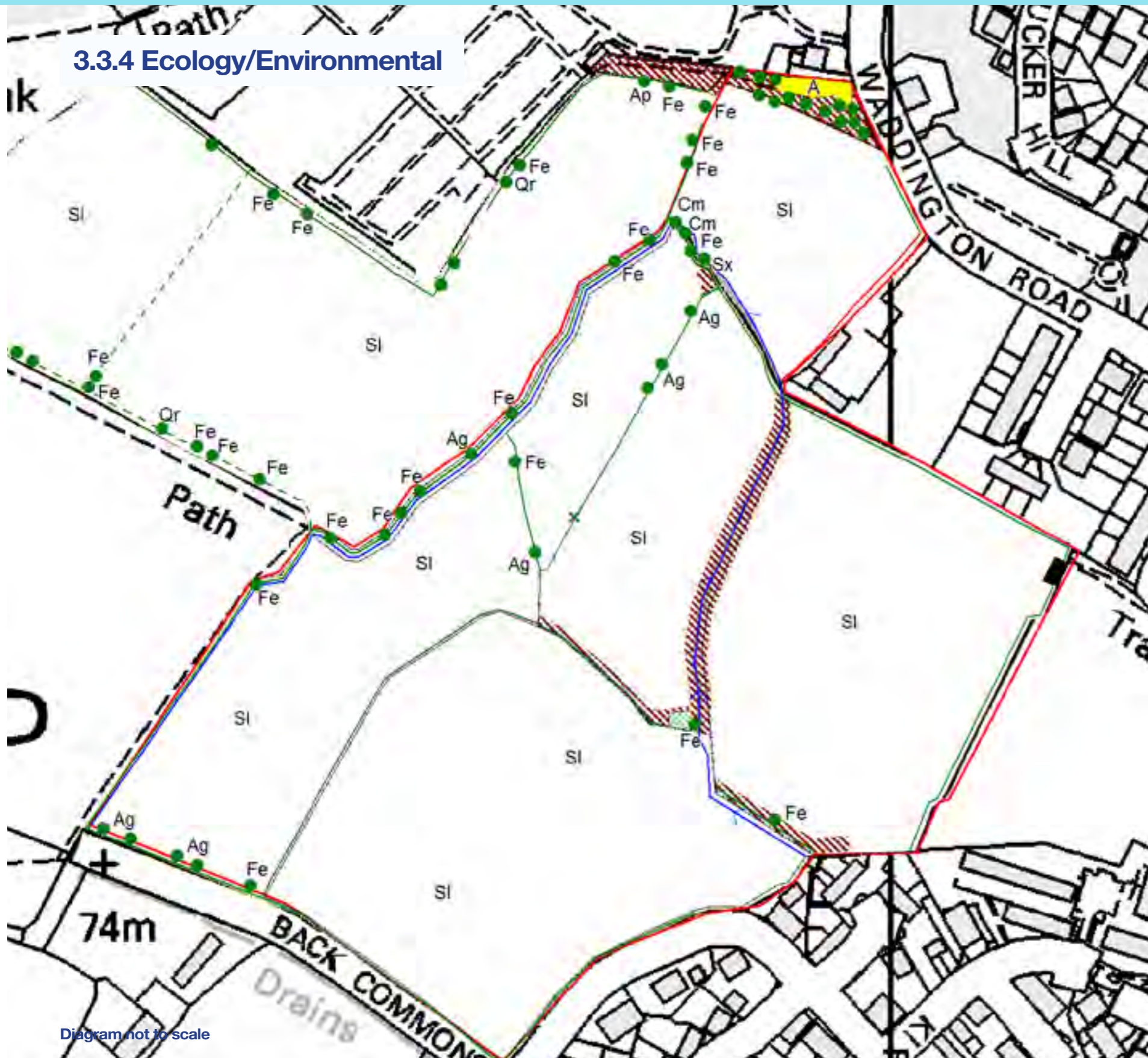
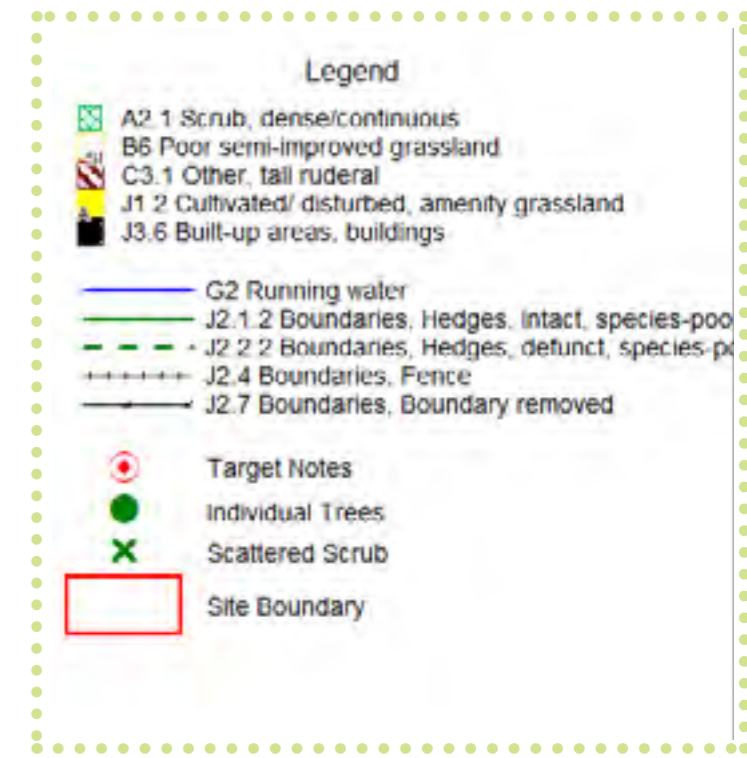


Diagram not to scale



Drain along northern boundary of site



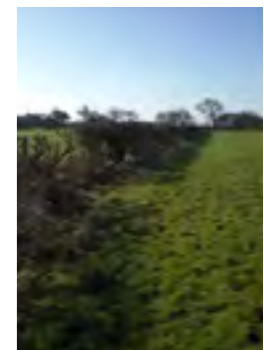
Species poor semi-improved grassland



Species poor out grown hedgerow



Watercourse running through the centre of the site



Species poor hedgerow

## 3.3 design influences - flood risk & drainage

### 3.3.5 Flood risk/drainage

#### Background and Context

The site is in an area identified as having a 'low' probability of flooding on the Environment Agency Flood Map and is located in Flood Zone 1.

NPPF requires that planning applications for development proposals of 1 hectare or greater in Flood Zone 1 should be accompanied by a Flood Risk Assessment.

The residential nature of the development proposals means the classification of the site is 'more vulnerable' from NPPF Table 2.

The Flood Risk Assessment (FRA) has reviewed all sources of flood risk to both the proposed development and to the existing adjacent development as a result of the proposals, including; fluvial, tidal, pluvial, groundwater, sewers and flooding from artificial sources.

An Internet based search for flooding events did not recall any historical flooding in the immediate site area. The pre-development enquiries with the EA also failed to highlight any historical flooding events specific to the development site.

#### Hydraulic Modelling

The small watercourse bisecting site was modelled to determine whether it presented a flood risk to the proposed development. The study considered the; 1 in 1 year, 1 in 100 year, 1 in 100 year + 20% allowance for climate change and the 1 in 1000 year flood flows along the brook.

A steady state 1 dimensional model of the brook was developed using HEC-RAS v4.1 which solves the Energy Equation using the Standard Step Method.

The results indicate that an insignificant amount out of main channel flooding would occur even for the 1 in 1000 year event; the extent of this flooding is indicated on the Flood Plain Plan.

There is no requirement to set minimum Finished Floor Levels (FFL) as the proposed development is located outside of the floodplain, however it is advised that FFL be set ideally 600mm above the adjacent Q100 (1%AEP) TWL.

#### Surface Water Drainage Strategy

In light of the relatively low flood risk from all of the sources reviewed the principle focus of the FRA is on the effective

management of surface water drainage.

It is proposed for surface water to be discharged to ground via soakaways if feasible; however it is more likely that a practical solution will be to discharge to the watercourse crossing site.

The Greenfield run-off rates have been calculated using the IH124/ICP-SUDS method based on the catchment characteristics of the site obtained from the FEH CD-ROM (v3.0). The mean annual peak rate of run-off QBar is calculated to be 30.0l/s.

It is proposed that the foul water be discharged to the combined public sewer crossing the southern corner of site.

#### Sustainable Urban Drainage Systems

In accordance with NPPF, Sustainable Drainage Systems (SuDS) should be specified wherever possible to manage surface water. This in turn reduces the burden downstream on both watercourses and sewerage systems.

SuDS have the ability to address three core objectives; water quantity, water quality and amenity value. With the appropriate system specified, all three core objectives can be satisfied. Where possible, peak surface water discharge rates to watercourses and sewers should be reduced.

Preference should always be given to SuDS over the traditional methods of buried sewers wherever possible and practical. Runoff from car parking areas and roads could be conveyed through swales, permeable pavements, bio-retention areas and petrol interceptors to provide a degree of treatment before flows are carried to public sewers.

Opportunities should be taken to provide soft landscaping where at all possible on site to assist in minimising surface water run-off. Added benefits include biodiversity and visual enhancements.

#### Summary

The development is accessible for emergency access and egress during times of extreme flooding as the flood plain does not extend into the area proposed for residential development.

The development and its drainage systems should be designed to cope with intense storm events up to and including the 100 year return period rainfall event with an allowance for Climate Change (CC). If an extreme rainfall event exceeds the design criteria for the drainage system it is likely that there will be some

overland flows that are unable to enter the system, it is important that these potential overland flows are catered for within the proposed planning layout in the event that the capacity of the drainage system is exceeded.

The Flood Risk Assessment is considered to be commensurate with the development proposals and in summary, the development can be considered appropriate for Flood Zone 1 in accordance with the NPPF.



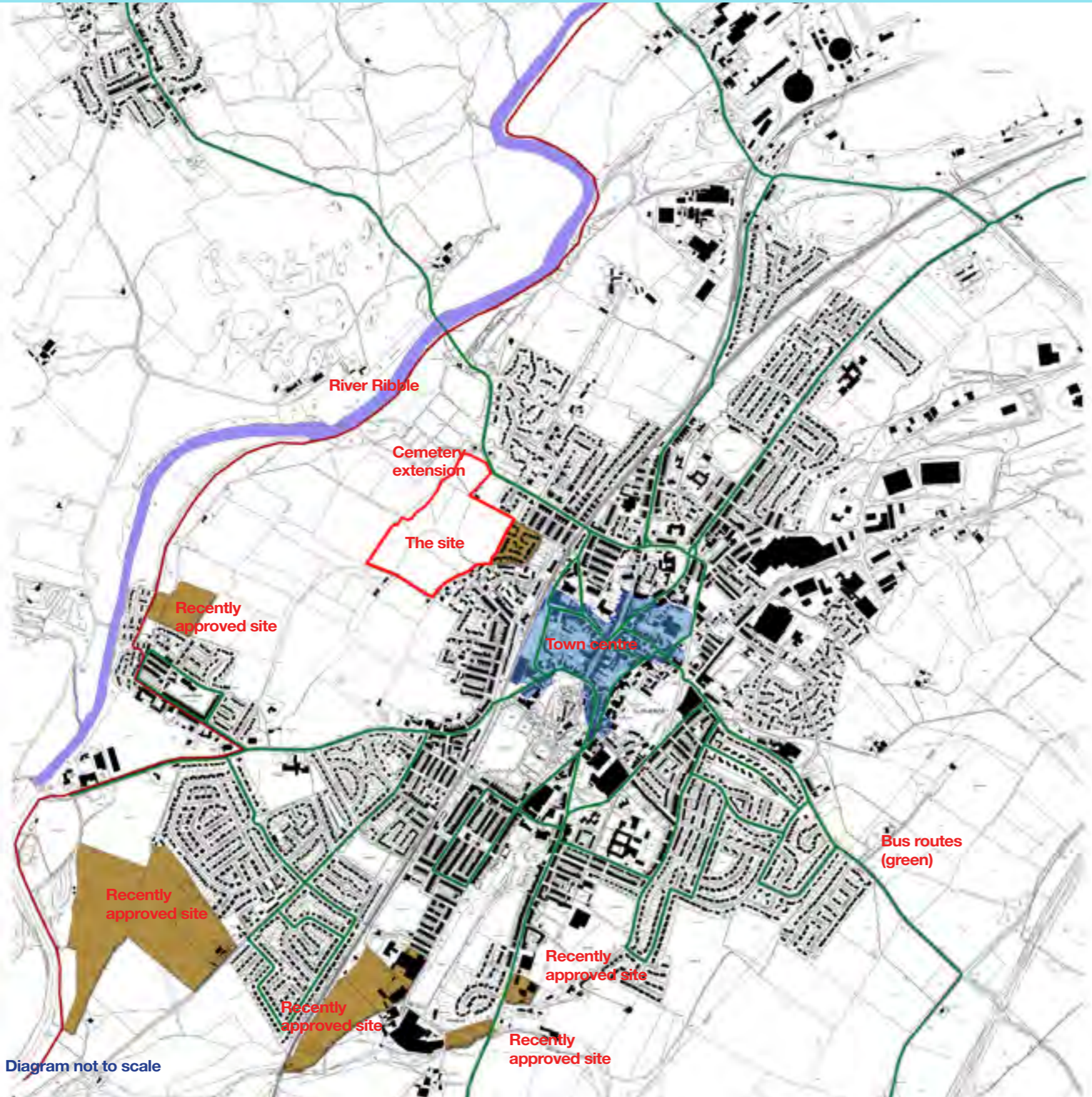
## 3.3 design influences - flood risk & drainage



The site is in an area identified as having a 'low' probability of flooding on the Environment Agency Flood Map and is located in Flood Zone 1.

Diagram not to scale

## 3.3 design influences - socio-economic benefits



## 3.3 design influences - socio-economic benefits

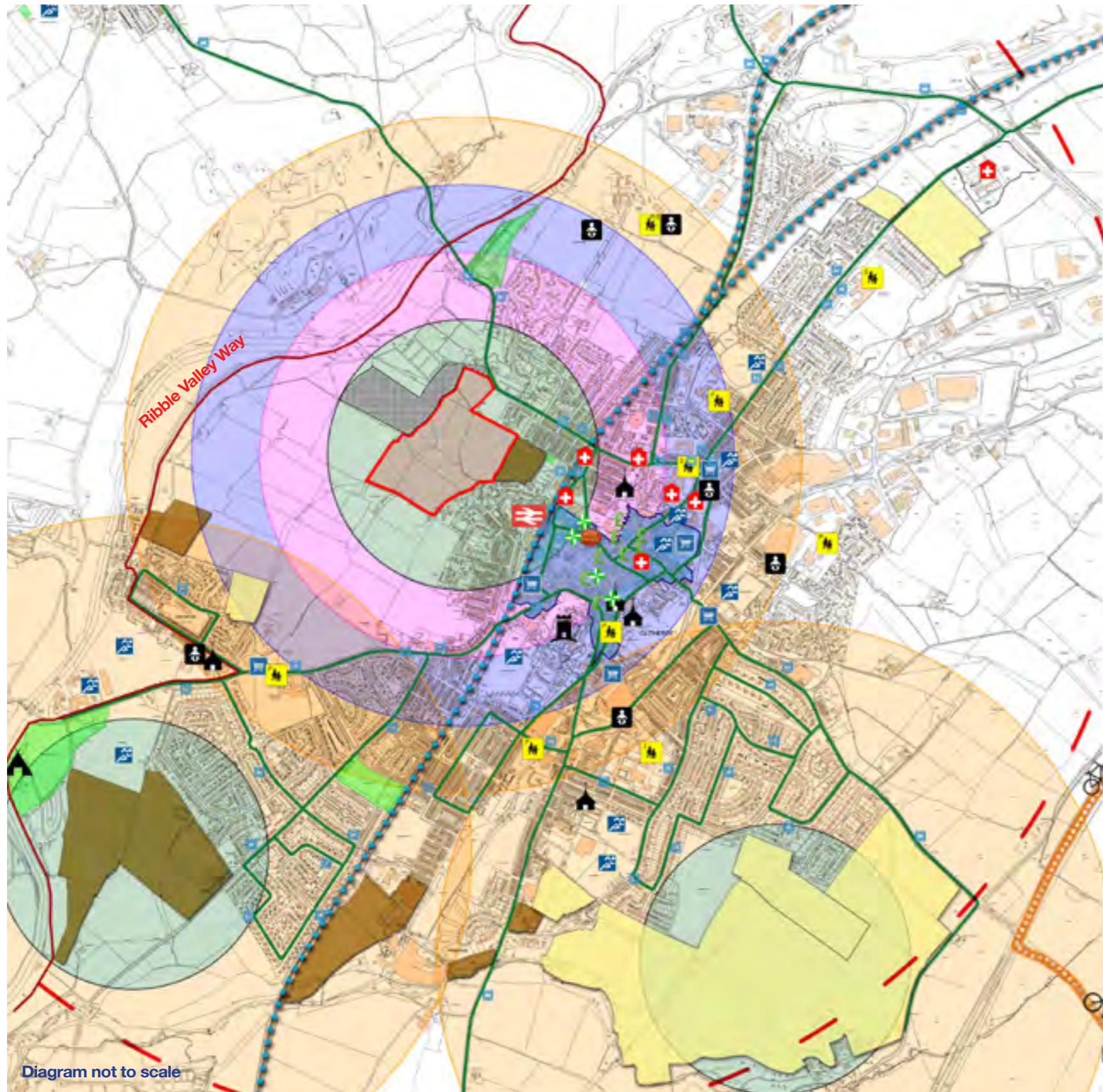


Diagram not to scale

Key							
	Potential new housing sites		Supermarkets		Places of Worship		Park/Public Open Spaces/Play Grounds
	Clitheroe town centre		Post Offices		Nursery Schools		Lancashire Cycle way Route
	Two Kilometre Radius		Banks/Building Societies		Bus Routes and Bus Stops		Pharmacies
	New Housing Sites with Planning Permission		Doctors/Dentists/Hospitals		Railway		Current residential application
	Existing Blocks		Schools (P: Primary, S: Secondary)		Camping Sites		
	Walking distances		Sports Facilities		Castles		

### 3.3.6 Socio-economic benefits

An assessment of the social and economic and community effects of the proposed development has been undertaken.

The assessment has concluded that there is a strong fit with and Contribution to local economic development and regeneration objectives specifically in terms of attracting more highly skilled people to live and work in the town in order to increase productivity and economic growth.

The sites highly sustainable location means that the following amenities and places of employment are located within a maximum 30 minute walk from the site.

The sites highly sustainable location means that the following amenities and places of employment are located within a maximum 30 minute walk from the site.

Zone 1, 400m/5minute walk – this zone has the following attractions bus and rail stations, food store, 2 doctors/dentist/health care and 15% of town centre area.

Zone 2, 600m/7 minute walk – this zone has the additional attractions to zone 1 of the market, post office, 55% more of the town centre, 8 banks/building societies, place of worship, 3 pharmacies, doctor/dentist/health care

Zone 3, 800/9.5min walk – this zone has the additional attractions to zone 1 and 2 of 3 doctors/dentist/health care, 2 places of worship, 2 nurseries, 4 sports facilities, 3 food stores, 3 primary schools, 1 senior school, the remainder of the town centre.

Zone 4, 1000m/15minute walk – this zone has the additional attractions to zone 1 to 3 of 4 nurseries, 1 food store, 3 primary schools, place of worship, senior school, 2 sports facilities

Zone 5, 2km/30 minute walk – this zone has the additional attractions to zone 1 to 4 i.e. all of Clitheroe including the employment sites.

## 3.3 design influences - access and travel modes

### 3.3.7 Access & travel modes

**Setting**

The proposed allocation is a logical extension and rounding off of Clitheroe. It forms a natural infill between the Waddington Road and Bawlands corridor via the Castle View area. The wrap around design will integrate the two areas for car and non car modes.

**Non Car Accessibility**

The site is exceptionally well located to ensure that movements by car mode are reduced as much as possible lying close by to the bus/rail interchange and town centre.

**Walk**

With consideration of walking distances, the Institute of Highways and Transportation (IHT) produced their 'Guidelines for Journeys on Foot' in 2000 which suggests that around 80% of walk journeys and walk stages in urban areas are less than 1 mile with the average length of a walk journey being just 1km (0.6 miles). Historic guidance in PPG13 also recognises that walking is the most important mode of travel at the local level, and has the greatest potential to replace car trips for distances up to 2 kilometres.

The distance that people are prepared to walk depends somewhat on the journey purpose. The IHT guidance also provides 'suggested acceptable walking distances'. The walking thresholds are suggested:

	Town Centre	Commuting, school & sightseeing	Elsewhere
Desirable	200	500	400
Acceptable	400	1000	800
Preferred	800	2000	1200

For residents commuting, indicates that the potential walk catchment is up to 2km from the Site.

The site is within a 4/5 minute walk of the bus/rail interchange connecting it via a linked trip to the NW, locally the 5 min walk encompasses the market area and Booths supermarket.

The 10 minute walk covers the whole of the town centre and the edge of centre employment zones.

There are 9 schools within a 3km walk distance. These include schools for nursery, primary and senior levels.



The National Travel Survey NTS (undertaken by the Dft) has identified that bicycle dependant on the topography considers a mean distance of between 5 – 10 kilometres a reasonable travel distance between home and workplace. The plan shows that a number of the smaller adjacent villages are within the 5km cycling distance a journey of around 25 minutes using a leisurely cycle speed of 12 kilometres per hour of the site  
Cycling also has the potential to substitute for short car trips, particularly those under 5 km, and form part of longer journeys by public transport'.  
The 5km cycle distance encompasses the whole of the Clitheroe area giving access to schools, leisure and employment opportunities.  
The national route network lies to the north and south of the area and within the 5km distance connection can be made to route 90 and 91 giving access to the wider area.



5km Cycle Catchment

**Bus**

National criteria says a 400m distance to a bus stop with high frequency bus services is a highly accessible location and normally occurs in a city or large town. The site is similarly located close to the bus station which connects the town to the rural hinterland and Preston, Blackburn, Burnley and other urban areas.



The routes have a range of frequencies from high to the major towns to lower frequencies for the rural hinterland to meet the local needs.



Local and wide area network mapping shows the connectivity of Clitheroe and thus the site.



The network can be improved by designing the layout to accommodate a bus/shuttle route through the site (in purple) with bus gate (in brown) to ensure that short cutting by cars does not occur, the route can be used for emergency vehicles as well.

## 3.3 design influences - access and travel modes

### Rail

As the rail station is a similar distance to the site and connects on an hourly basis across the NW via Blackburn and Manchester and beyond the site is well placed for rail to be used as a travel mode.



Local and wide area network mapping shows the connectivity of Clitheroe and thus the site.



### Mode split

NTS Mode Split

	England	North West & Merseyside
Bus/Rail	10%	11%
Walk /Cycle	18%	17%
Taxi/ MC	1%	1%
Car Driver on Own	59%	61%
Car Driver + Other Staff	12%	10%

The site has the potential to achieve the regional mode splits for non car travel given its location by use of the bus and rail networks, beyond the Castle Hill the topography is undulating which for cycling means it can be used for all trip needs.

### Summary

The highly accessible location of the site in relation to are range of attractions and non car modes ensures that it is well placed to meet national, regional and local policy.

### Car mode access

All the roads in the area are of a standard carriageway width appropriate for their usage, with footpaths and street lighting. They serve primarily a residential catchment supported by local services/ retail units in the town centre.

The site is accessed via a new junction on Waddington Road with a right turn ghost Island to create gateway into Clitheroe giving access for some 220 units and the creche. A second access onto Kirkmoor connecting to Bawlands via Castleview will provide access for some 125 units with a signalised junction to remove the turning conflicts that may arise.

To the north there are little or no constraints on the route to Waddington and the rural hinterland, it also allows movements east to the A59 at Chatburn. Southwards to the town centre the route is constrained by a low bridge that affects hgv's and double decker buses but all other vehicles are unaffected.

The Church Brow junction gains access to the wider urban area and the A59 strategic road corridor.



By wrapping around the west side of the town centre the new allocation also connects to the Bawlands corridor at the rail bridge crossing point at an acute angle.

The corridor connects the town centre to Longbridge and thus Preston areas, it also allows access via Whalley to the A59 corridor.

The local network has been assessed and no capacity issues found at the junctions, the interconnecting routes along Waddington road and the Castleview to Kirkmoor area have been assessed for flows, passing areas and speed reduction measures using Manual for Streets and 20mph zone Guidance to provide a calmed network.



# 4.0 SWOT analysis



## 4.1 Framework for development

### 4.1 Framework for development

The analysis of the existing site shows that the field pattern and landscape are a strong driver for the development of the scheme. The initial tree survey indicates that over half of the trees are either high or moderate value and should therefore be incorporated into the design of the development. However, the remaining trees are of low value and should therefore be considered for removal and replacement with new high quality trees as part of a progressive landscape scheme aimed at improving the long-term tree cover of the locality.

The ecology survey has determined that the hedgerows are of limited value in terms of amenity and ecology. However it is recognised retention of the perimeter hedgerows will maintain character and assimilate the development into the landscape setting. This is apparent along the boundary with Kirkmoor Road.

The topography of the site is relatively flat, with the lowest areas to the west of the site. In order to minimise visual impact of the scheme, the more dense development should therefore be towards the East of the site where it abuts the existing settlement boundary.

The ground conditions on the site also give pointers towards how surface water should be dealt with. In order to maintain acceptable run-off rates, a number of surface water attenuation features will need to be incorporated.

There is limited ecological value on the site and there are no significant characteristics which will impact the proposals.

The existing watercourse which runs through the site poses little risk in terms of flooding. It is accepted that this feature will provide a high level of amenity to the development. Its integration should be taken advantage of in providing a unique character to the development.

Density and character should be considered. A transitional approach taken. As a result development on the Western and South Western fringe should be low, high on the North Eastern fringes and medium on the Easterly fringe. Density in the central areas should work in harmony with these principles but be allowed to provide character and sense of place.

The development should be designed to provide a positive edge to the open countryside by placing the buildings on edges, at an appropriate density and facing outwards rather than inwards. This approach ensures that when the development is viewed in the wider landscape it is the 'public fronts' of buildings that are seen not the 'private backs' of gardens.

The site is located in a highly sustainable location with the Clitheroe interchange within easy walking distance. Therefore pedestrian and cycle permeability should be a primary factor in the layout design.

All utility service records have been checked and it is anticipated that there will be no impact on the layout to consider.

## 4.1 Framework for development

### 4.1.1 Edges and gateways

- Edges**
- Strong rural edge - scattered settlement embedded within landscape and street scene
  - Established rural low density edge - good rhythm, strong identity house types
  - Post 20th century urban edge, and future housing site. Opportunity for good connectivity with adjacent future housing site.

- Gateways**
- Potential pedestrian and vehicle gateways into the site.
  - Potential pedestrian and cycle only access points
  - Bus only connection from Milton Avenue access and Kirkmoor Road

- Design prompts**
- Consideration to strong rural edges. Rhythm and block spacing appropriate to location.
  - Setbacks, house types and densities sympathetic to location. Existing hedgerows maintained.
  - Connectivity with future housing site and consideration to wider concept.
  - Permeability with surrounding area and easy access to nearby local amenities.



## 4.1 Framework for development

### 4.1.2 Views

Views out 

Views in 

### Design prompts

Consider views over site by sensitive building positioning and heights. Interface distances with existing buildings that about the site considered.

Strengthen central landscape structure with good permeable views through the site

Soften edges along Western and South Western boundaries

Outward looking buildings along rural edges, in particular Western and Southern edges.

### Landmarks

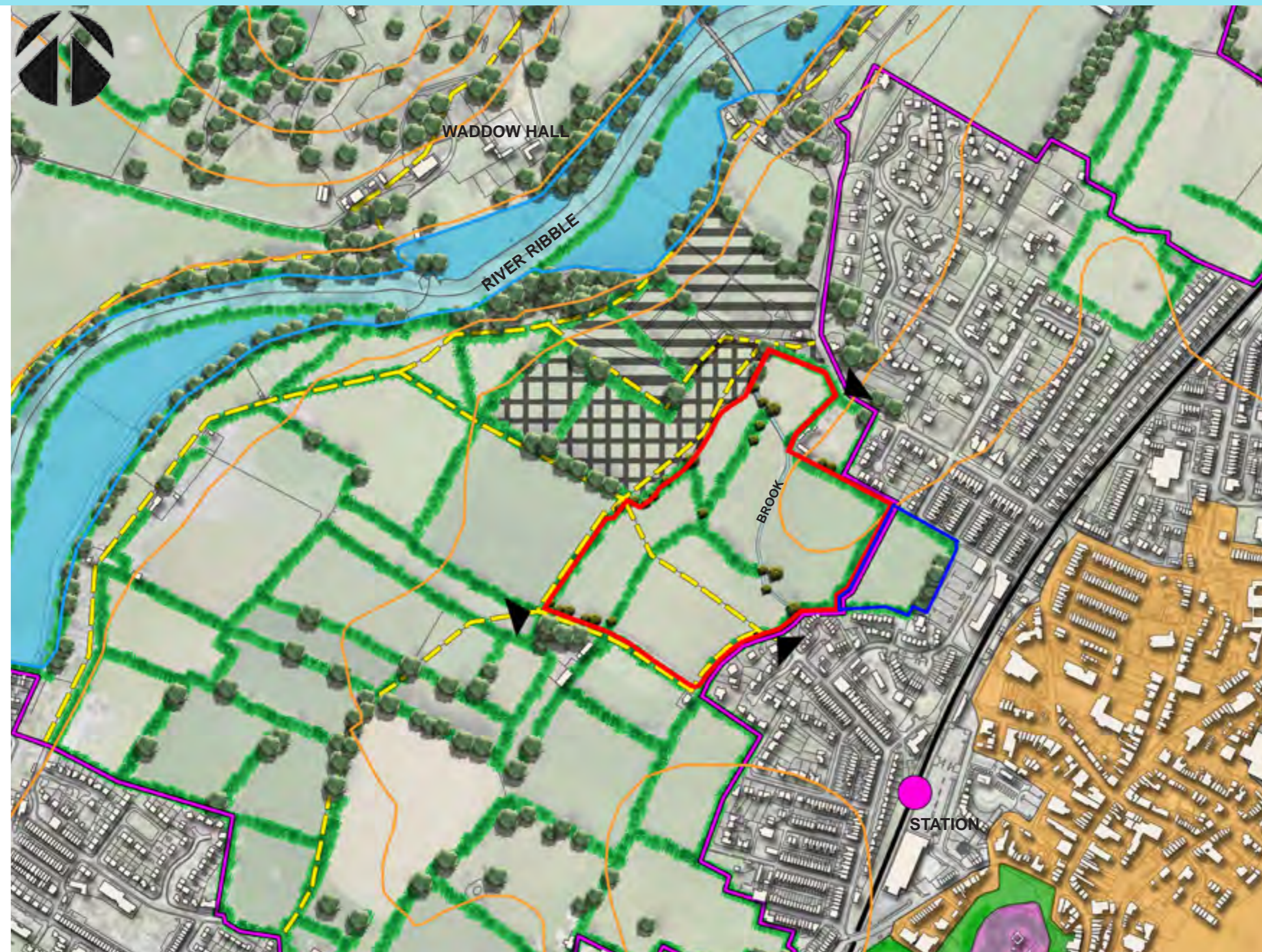
The inclusion of landmarks and tall distinctive buildings that stand out from the rest of the surrounding development will add variety and interest to the appearance of the development, provide points of focus and help people find their way around the site. Larger buildings with identity could be located central within the site without impacting on character edges.



Diagram not to scale









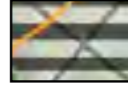
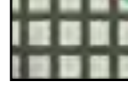




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## 4.1 Framework for development



### 4.1.3 Landscape character

#### Key





-  Existing trees outside the site
-  Existing Hedgerows
-  Site Boundary
-  Current outline application for residential development
-  Main Settlement boundary G2
-  Conservation Area ENV16
-  County biological heritage site/ Scheduled monument ENV9
-  Historic parks and gardens ENV21
-  Existing cemetery
-  Proposed cemetery extension
-  Flood Risk Zone
-  Public Right of Way PROW
-  Agricultural vehicle access points
-  Contours (approx locations)

## 4.1 Framework for development

### 4.1.4 Green spaces

A range of green spaces are outlined within the Waddow View development in order to provide recreational space, soften the visual impact of the development in the surrounding landscape, provide wildlife habitat and add to the character of the local distinctiveness of the development.

#### Key

-  The Western escarpment
-  Central Parkland
-  Hedge lined rural street
-  Green square

#### The western edge

The predominantly low lying Western edge could provide amenity open space and an attractive landscape setting to the rural edge.

#### Central parkland

The hierarchy of streets and routes within the development including potential local distributor routes will be set within parkland areas. These will be easily distinguishable desire routes set within open vistas.

The central parkland will add to the local character of the site and promote wildlife habitat. It will also, together with the width of the streets and heights of the buildings along them reinforce their importance as distributor routes.

#### Green Square

The inclusion of a green square has been identified for the benefit of character and recreational use within the heart of the development. Easily accessible on foot by local and surrounding residents, being well within walking distance of any local residential property.

#### Hedge lined rural street

Two existing semi rural edges have been identified. Generous set backs and amenity areas with pedestrian and cycle links will soften and improve pedestrian and cycle movement. Retained hedgerows will provide amenity and assimilate the development into the landscape.



## 4.1 Framework for development

### 4.1.5 Movement

#### Street hierarchy







-  Primary distribution road
-  Secondary place street
-  Shared surface street
-  Pedestrian links
-  Existing pedestrian and vehicle routes
-  Bus only link

Diagram not to scale

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# 5.0 Masterplan



## 5.1 Response to framework for development

### 5.1.1 Evolution

The illustrative masterplan for the site has been drawn to show how the site could come forward to include 345 homes and public open space. This layout is for information only and is not submitted for approval.

The layout shown has been developed from the principles set out in the strength, weaknesses, opportunities and threats.

### 5.1.2 Vision

Provide at least 345 quality new homes of various types and sizes to meet all needs.

30% of the new homes across the site will be affordable.

Improved Local Transport Network

Green Spaces to Enjoy

There are few areas of usable green space or children's play facilities in Clitheroe

An equipped children's play area

Informal recreation areas

Safe and well lit pathways

The existing Public Right of Way through the site will be maintained and improved to provide a safe, overlooked and well lit pathway through the heart of the development.

Energy efficiency will be at the heart of the scheme – we are building homes for the future designed to the latest environmental standards.

The proposals will enhance wildlife habitats on the site through the provision of

### 5.1.3 Illustrative masterplan

#### Layout Narration

- 1 New primary entrance with carefully designed landscape features create an inviting access point.
- 2 Carefully spaced outward facing feature blocks, overlooking a landscaped amenity area creating an attractive setting along Kirkmoor Road. On street parking restricted providing an uncluttered frontages at the gateway into the development.
- 3 Low density blocks fronting Kirkmoor Road, building lines respected and boundary treatments carefully selected to help assimilate the buildings into the landscape setting. Existing hedgerow maintained.
- 4 Small hard landscaped court with soft edges.
- 5 Primary nodal area creates impact upon arrival. Formal open space encapsulated by strong blocks. Orientation and type critical to the success of this area. Dual aspect gateway blocks frame routes in every direction and visually permeable boundary treatments softened by landscaping promote a legible well defined area.
- 6 Rural setting with hedge lined streets, careful consideration to vista terminations at the open space area.
- 7 Outward facing blocks, well spaced creating a soft edge overlooking the openspace areas.
- 8 Attractive landscape feature and setting which highlights important pedestrian/cycle routes.
- 9 Street follows a route which forms an integral part of and interacts with the building form, open space areas and landscape features. This principle of interaction along this important route creates an interesting and noteworthy journey through the development.
- 10 Prominent blocks with mass, character and a suitable street presence to stand at the head of these important vistas. Frontage parking minimised creating uncluttered views of this important area.
- 11 Well connected and accessible open space area. Perception changes depending on which approach route is taken, achieved by carefully manipulating vistas, pinch points, block massing and positioning. Attractive and distinctive landscaping and street furniture adds further to this effect.
- 12 Careful positioning and orientation of blocks around this attractive amenity area. Existing water feature retained and enhanced.
- 13 Irregular varied streets 'nuts and bolts' approach, careful consideration given to parking arrangements. Soft edges and tree planting will help create an attractive and inviting environment.



### 5.1.4 Layout & Access

The application for the land at Waddow View is in outline only. The parameters plan submitted seeks approval for the quantum of uses, the general siting of the uses on the site and points of access.

The illustrative layout has been developed from the principles set out with the context and SWOT analysis sections of this document. (Chapters 3 & 4). The layout successfully responds to the key defining factors set out within these chapters.

The key considerations have been highlighted and set out in this section.



Green square has been identified for the benefit of character and recreational use within the heart of the development.



Potential place making landmark block positions will encapsulate central parkland area.



Central 'parkland' green space.



Generous set backs with pedestrian/cycle links will maintain this soft edge and improve pedestrian / cycle movement. Retained hedgerows will provide amenity and assimilate the development into the landscape.

## 5.1 Response to framework for development



Block types and interface distances sympathetic with nearby adjacent properties. Good street, pedestrian and cycle links where possible.



Careful consideration given to block types and density.



Existing water course enhance and integrated into the development providing amenity and an attractive distinct environment.



Amenity open space and an attractive landscape setting to the rural edge and cemetery edge.



Key nodal area, hard landscaping and street furniture well help define this important area.

### 5.1.5 Amount

The variation in scale and intensity of development across the site as set out within this document has taken into account a range of other factors. It is important to make efficient use of the land, so as to ensure that the site will help deliver the rates of housing development set out within the emerging adopted local plan and help reduce the need for other areas of land to be allocated to meet housing requirements.

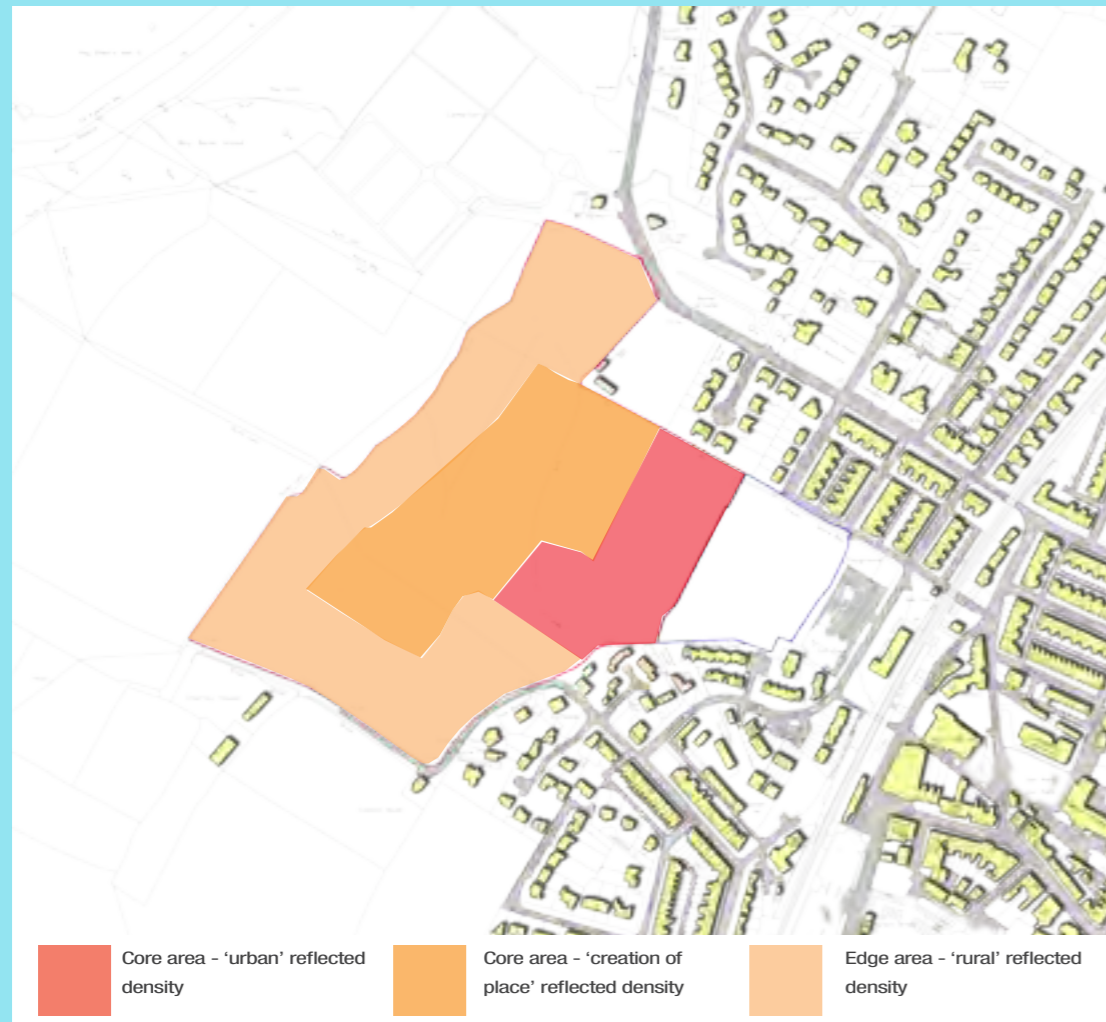


Diagram illustrates how density could be distributed across the site and respond positively with the existing landscape.

The gross site area is 9.2 Hectares, the proposals are for 345 units this gives a gross total of 37.6 units per Hectare.

### 5.1.6 Scale

Properties in the surrounding area are predominantly two storey.



Houses along Kirkmoor Road in rural setting. Outward facing they respond positively with the open countryside.



Example of sub-urban setting within Clitheroe. Generous landscaped setbacks and tree planting.



Distinct high density buildings on Kirkmoor Close, along the Eastern boundary which abuts the site. Clitheroe castle easily visible in the back drop.



High density terraced housing found typically within the vicinity of the site. Small gated set backs with landscaping soften edges and add to the character.

### 5.1.7 Density

#### Key




-  High Density
-  Medium Density
-  Low Density



Figure 5.311 Amount

Diagram not to scale

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## 5.1 Response to framework for development

### 5.1.8 Sustainable objectives

#### Local Economy

Providing high quality housing of mixed tenures and types in the centre of Clitheroe, attracting highly skilled people and supporting local retailers by increasing expenditure in the local economy.

#### Employment

Providing construction jobs for local people and creating opportunities for career progression through apprenticeships. Using local materials where practicable, providing supply chain benefits for local businesses.

#### Community

Creating space for the community; building communities, integrating and being sensitive to existing neighbours, being accessible and beneficial to all.

#### Place Creation

Creating a successful place for communities to live, socialise and integrate; creating a place not just for housing. Provide a place with easy orientation and navigation through individual character; whilst retaining local character and identity.

#### Habitat/Biodiversity

Incorporate existing natural and ecological features into the landscape strategy, providing a natural landscape design. Integrate high quality public, open green space for existing and new local communities to enjoy.

#### Trees

Recognise, respect and retain existing trees where appropriate. Substantially enhance the native tree cover of the site for the long-term benefit of the locality.

#### Transport

Improve existing infrastructure to reduce congestion, improve safety and contribute to the wider regional strategic network aim. Improve the existing Public Rights of Way and link into to existing cycle ways. Enhance greener transport movement, promoting a modal shift.

#### Ecology

Recognise existing features, respecting, retaining and enhancing natural and valued ecological features of the site. Creating different spaces for different species.

#### Waste

Seek to minimise the level of waste generated during construction and maximise reuse and recycling of materials. Maximise the use of re-modelling the land.

#### Heritage

Integrate local historic character and heritage into the masterplan. Ensure places and landscapes are in keeping with local scale.

#### Suds

The use of SuDS has been recognised as an important aspect of the proposals and if possible their inclusion will provide many benefits such as: flood risk management, water quality management, amenity and biodiversity, water resource, community benefits and recreational benefits.

### 5.1.9 Sustainability

The Waddow View developers will embrace the need for sustainable development and will actively work to meet the requirements of PPS1 for delivering sustainable development.

The developer will:

Ensure that the development is planned as a safe, healthy, accessible and attractive place for residents, including the mobility impaired.

Ensure that the development addresses other key sustainability issues including efficiency in land use; maximisation of recycling; re-use of resources; and reduction in waste and pollution.

Facilitate and promote sustainable and healthy forms of travel by public transport, walking and cycling.

Ensure that the development is well connected to local transport infrastructure and facilities to reduce the need to travel by car.

Encourage social cohesion and reduction in crime and fear of crime through careful site planning of housing and delivery of high quality public realm.

Encourage community development by facilitating consultation and information exchange with new residents.

Ensure that the development addresses climate change mitigation through its landscape design and with homes that are energy efficient.

Ensure that the development makes appropriate provision for the protection and enhancement of native biodiversity.

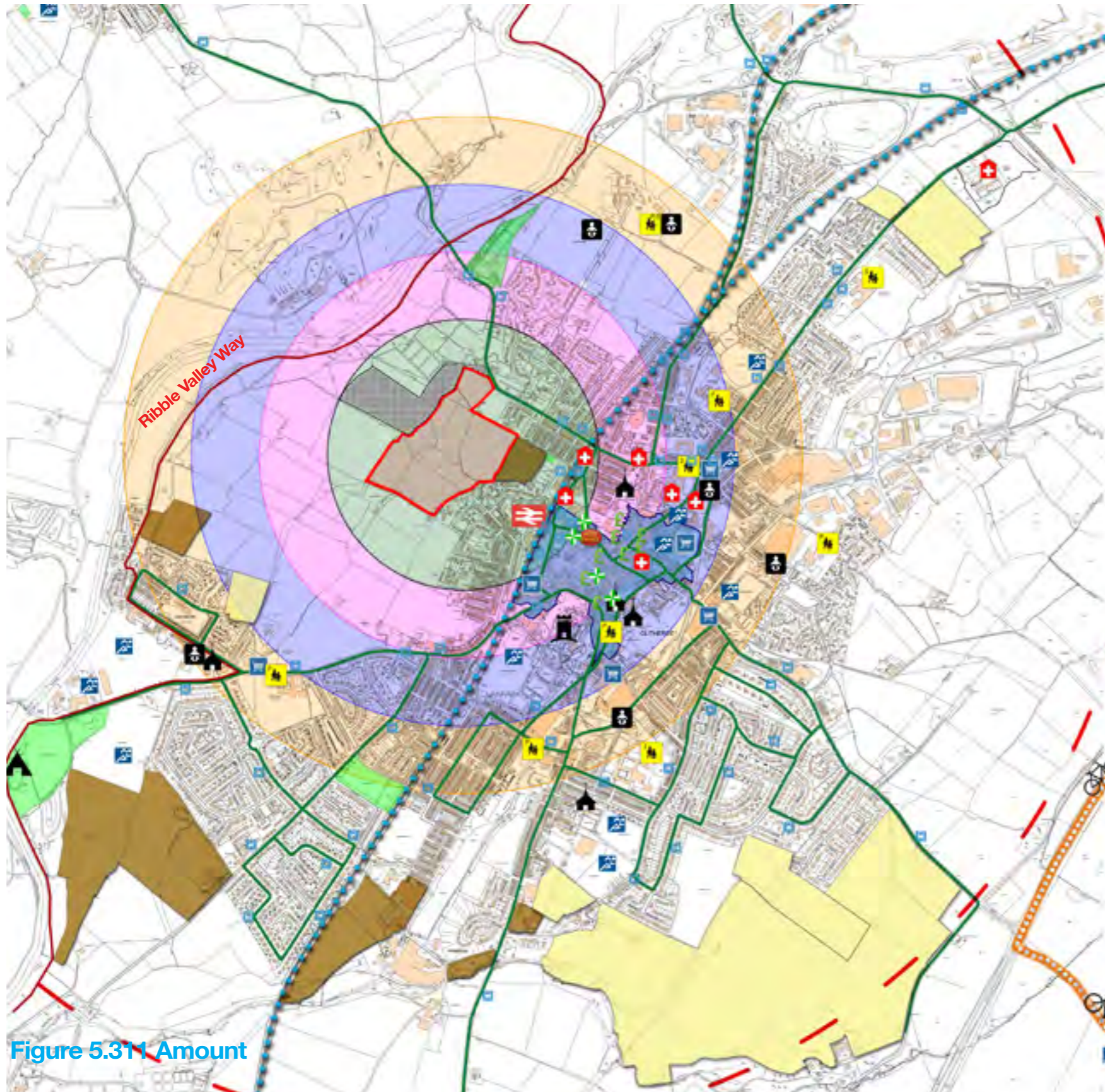
Ensure that the development makes appropriate provision for the doorstep recreational needs of all ages through the provision of opportunities for play, walking and cycling.

Ensure that access to the countryside and opportunity for enjoyment of biodiversity are integral elements of the scheme.

# 5.0 Masterplan

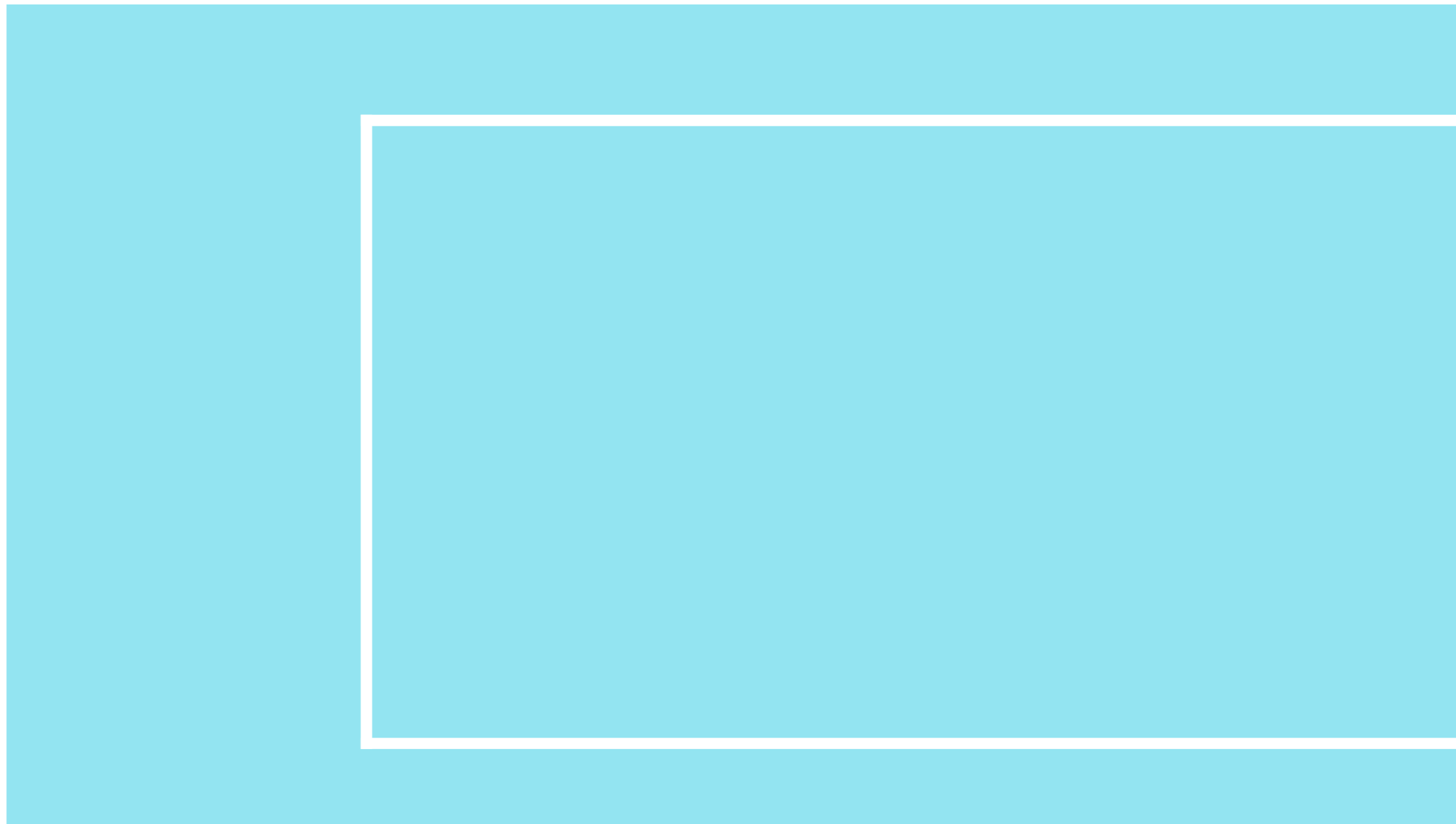


## 5.1 Response to framework for development



Key			
	Potential new housing sites		
	Clitheroe town centre		
	Two Kilometre Radius		
	New Housing Sites with Planning Permission		
	Existing Blocks		
	Walking distances		
	Current residential application		
	Park/Public Open Spaces/Play Grounds		

Figure 5.311 Amount



# 6.0 Conclusions



6

## Key Benefits of the site

- SUSTAINABLE DEVELOPMENT SITE IN LINE WITH NPPF & PLANNING POLICY
  - CREATES NEW HOMES
  - CREATES NEW JOBS DURING CONSTRUCTION
  - POTENTIAL TO PRESERVE/CREATE ADDITIONAL JOBS FOR EXISTING BUSINESSES IN CLITHEROE TOWN CENTRE AND EMPLOYMENT SITES IN THE TOWN.
  - NO SIGNIFICANT ECOLOGICAL OR ENVIRONMENTAL ISSUES ARISE FROM THIS SITE WHICH IS GRADE 3 AGRICULTURAL LAND.
  - THE SITE IS OPEN COUNTRY SIDE IT IS NOT IN THE GREENBELT OR AN AONB. ONE OF THE FEW SUCH SITES IN RVBC
- NEW SPENDING EVERY YEAR IN THE LOCAL ECONOMY BY THE SITE'S RESIDENTS. THIS WILL SUPPORT NEW JOBS IN LOCAL SHOPS, RESTAURANTS AND SERVICES.
- NEW SUSTAINABLE FAMILY HOMES CATERING FOR ALL NEEDS.
- A RANGE OF AFFORDABLE HOMES TO MEET THE NEEDS OF KEY GROUPS, SUCH AS FIRST TIME BUYERS, KEY WORKERS AND THE ELDERLY.
- QUALITY DESIGN IN KEEPING WITH THE CHARACTER OF THE LOCAL AREA.
- ENERGY EFFICIENT HOMES DESIGNED TO THE LATEST ENVIRONMENTAL STANDARDS.
- CYCLE ROUTES AND FOOTPATHS CREATING SAFE ROUTES AND LINKS ACROSS THE AREA.

Dickman Associates Ltd



