

A detailed architectural wireframe of a modern building complex, featuring multiple interconnected volumes and a curved facade, rendered in white lines against a black background.

Design and Access Statement

December 2012



Strategic Land Group

Outline application for up to 140 residential units on land off Henthorn Road Clitheroe

Contents

1. Introduction

2. Design Process

2.1 Physical context

2.2 The Application Site

2.3 Planning History

2.4 Scheme Context

2.5 Need for a new scheme

2.6 Policy Compliance

3. Scheme Content

3.1 Use

3.2 Amount

3.3 Scale

3.4 Appearance

3.5 Layout

3.6 Landscaping

4. Access

5. Conclusion

Appendix A: Building for Life

1. Introduction

This Design and Access Statement has been prepared by NJL Consulting on behalf of Strategic Land Group (SLG), in support of an outline planning application for up to 140 residential units on land off Henthorn Road, Clitheroe, Lancashire.

This statement is set out in accordance with the Department for Communities and Local Government document (DCLG Guidance published in March 2010) 'Guidance on information requirements and validation'.

The document provides guidance on the production of Design and Access Statements.

The Commission for Architecture and the Built Environment (CABE) has also published guidance on the production of Design and Access Statements.

The guidance entitled 'Design and Access Statements: How to write, read and use them', has also been considered in this statement. In line with the DCLG and CABE Guidance, this Design and Access statement sets out the core principles of this proposal under the following headings:

- Use
- Amount
- Layout
- Scale
- Landscaping
- Appearance

2. Design Process

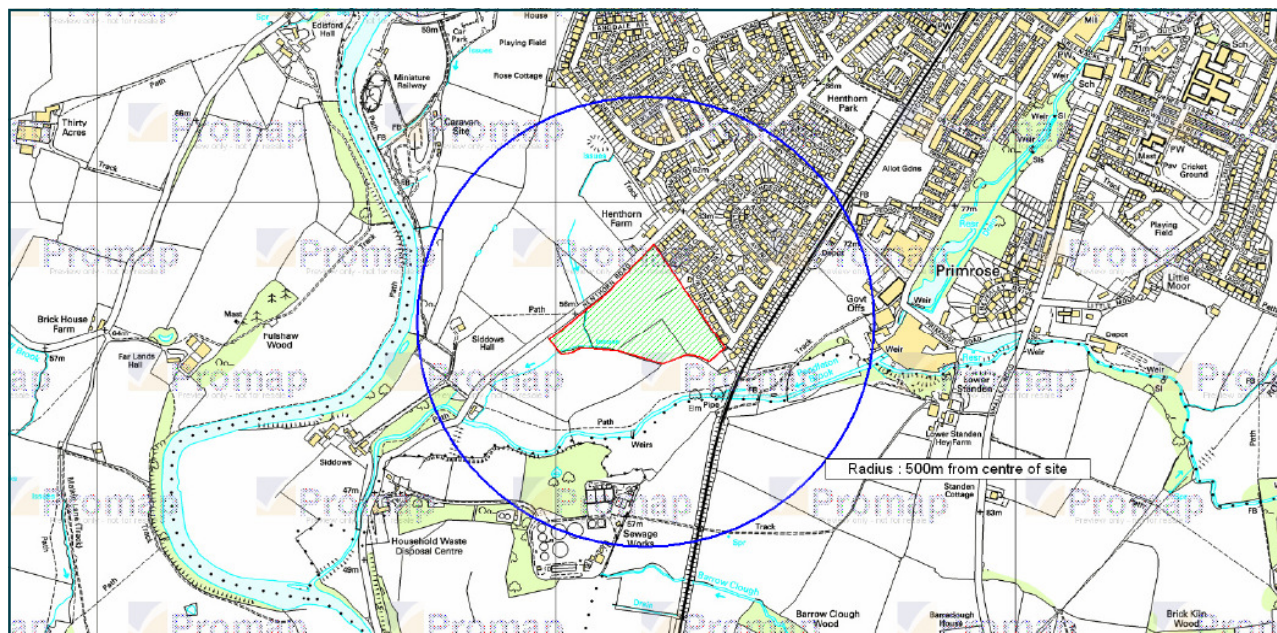
2.1 Physical context

The site is located to the south west of Clitheroe Town Centre. Clitheroe is an ancient market town that sits in the heart of the Ribble Valley. It is approximately one mile from the Forest of Bowland, an Area of Outstanding Natural Beauty (AONB), providing Clitheroe with a flourishing tourist community.

2.2 The Application Site

The total site area is approximately 4.97 Ha, consisting of open fields.

The site is bounded to the north by Henthorn Road where access is to be gained; agricultural land is present on land beyond Henthorn Road. To the east is an existing residential housing estate (circa 1960-70's), that the new development will adjoin. To the west and south of the site benefits from open fields, primarily used for agricultural purposes. The field to the west has recently been granted Outline Planning Permission for 270 homes and a doctors surgery



Proposed Site



2. Design Process

2.3 Planning History

The site is currently used as agricultural land and subsequently does not have a complex planning history.

In March 2012 a scheme adjacent to the proposed site went to appeal (Henthorn Road [2161186]) and was allowed with planning permission granted for an outline application for up to 270 residential dwellings, a doctor's surgery, landscape, open space, highways and associated works.

A Reserved Matters application has not currently come forward for this site and the land is currently undeveloped.

2.4 Scheme Content

The current application that this D&A Statement supports proposes to bring forward a residential development of up to 140 units with associated landscaping and public open space.

2.5 Need for a scheme

The development is coming forward due to an identified housing need within the borough of Ribble Valley.

Ribble Valley have a persistent record of under delivery of housing and this proposed development will help contribute to the housing supply.

A housing land supply analysis has been undertaken and submitted as part of the application process. This report has identified that Ribble Valley Borough Council do not currently have a robust five year supply of land available for housing developments in line with National Guidance.

2.6 Policy Compliance

National Planning Policy Framework

The NPPF was published in March 2012 and is a key part of the Government's reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The Coalition Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. A positive planning system is essential because, without growth, a sustainable future cannot be achieved.

The document goes on to state that a key objective is to boost significantly the supply of housing providing the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

2. Design Process

2.6 Policy Compliance

North West Regional Spatial Strategy

Given the likely revocation of the RSS we have concentrated on policies contained within the Local Plan

Local Policy

The Local Plan for the borough of Ribble Valley currently consists of the Ribble Valley District Wide Local Plan, Adopted June 1998. The draft Ribble Valley Core Strategy Reg. 22 Composite Submitted Version (Submission for EiP Version) is also a material consideration in terms of weight given to the policies contained within.

The Planning Statement submitted with the application discusses the relevant policies in detail, but in summary they are listed opposite.

G1 Development Control

G5 Outside Settlement Boundaries

G11 Crime Prevention

ENV1/ENV2/ENV3 AONB

ENV6 Agricultural Land

ENV7 Protected Species

T1 Highway Improvement and Traffic Management

T7 Parking

T12 Cycling

T15 Walking

ENV7 Protected Species

ENV14 Archaeological & Historic Heritage

Key Statement DS2:Presumption in Favour of Sustainable Development

Key Statement EN2: Landscape

Key Statement EN3: Sustainable Development and Climate Change

Key Statement EN4: Biodiversity and Geodiversity

Key Statement EN5: Heritage Assets

Key Statement H1: Housing Provision

Key Statement H2: Housing Balance

Key Statement H3: Affordable Housing

Key Statement DMI1: Planning Obligations

Key Statement DMI2: Transport Considerations

Policy DMG1: General Considerations

Policy DMG2: Strategic Considerations:

Policy DMG3: Transport and Mobility

Policy DME1: Protecting trees and woodlands

Policy DME2: Landscape and Townscape Protection

Policy DME3: Site and Species Protection and Conservation

Policy DME6: Water Management

Policy DMH1: Affordable Housing Criteria

2. Design Process

2.6 Site Appraisal

Landscaping

The landscape is assessed in detail within the submitted landscape and visual impact assessment.

The site is assessed as having a Medium Landscape Sensitivity, Low Landscape Value, and Ordinary Quality resulting in a Medium to High Capacity to accommodate residential development. The Visual Quality is assessed as Moderate.

Mid and long distance views from elevated aspects such as Pendle Hill, Clitheroe Castle and Longridge Fell offer views to the wider area, and as such the proposed site forms only a small part of the view. The typical character of the lowland farmland and vegetative layering creates a lush wooded character that helps to screen existing and therefore proposed development from these higher vantage points.

The change to the wider area would neither be perceivable, nor alter the character and quality of the existing views, nor appear incongruous in the context of the suburban fringe.

Agricultural Land Classification

An agricultural land study was carried out on the site in June 2012. The study identified that the majority of the site was classified as grade 4 but there was a small area of sub-grade 3b in the north west corner.

The best and most versatile land is defined as Grades 1, 2 and 3a and it is this land that is important to protect for agricultural uses.

The NPPF states that areas of poorer quality land should be used first, in light of the study findings and the recommendations within the NPPF, the site would seem suitable for development.

Tree Survey

A tree survey was undertaken in June 2012 and identified all species present on site.

The survey has been submitted as part of the application documents.

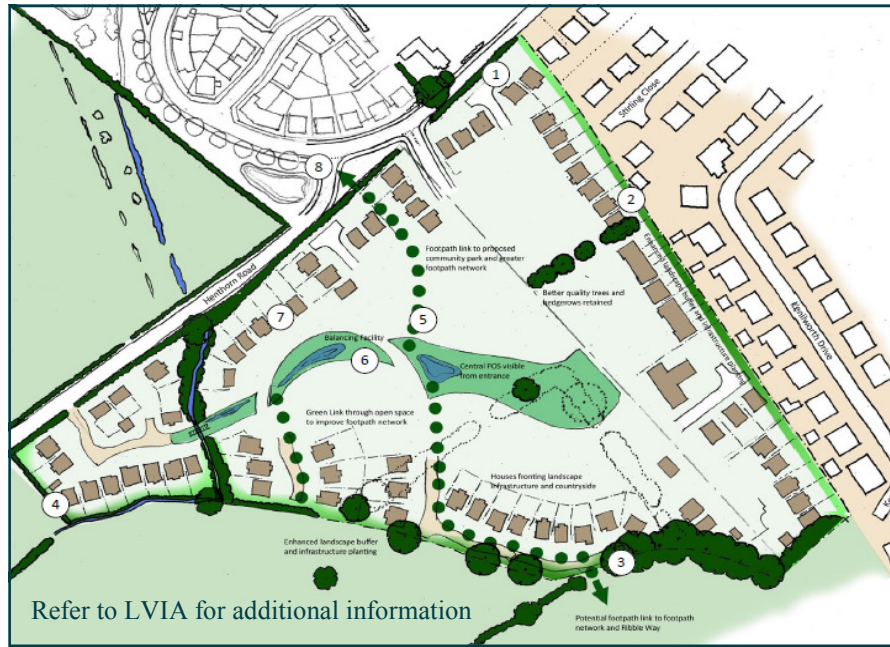
The survey did not identify any category A trees (high quality, life expectancy of >40 years) only Category B and C (moderate quality and Low quality, with a life expectancy of <20 and 10 years respectively) and category U, which is poor quality and should not be retained.

Mitigation measures will preserve the trees of value and additional planting will be implemented to improve the landscaping across the site.

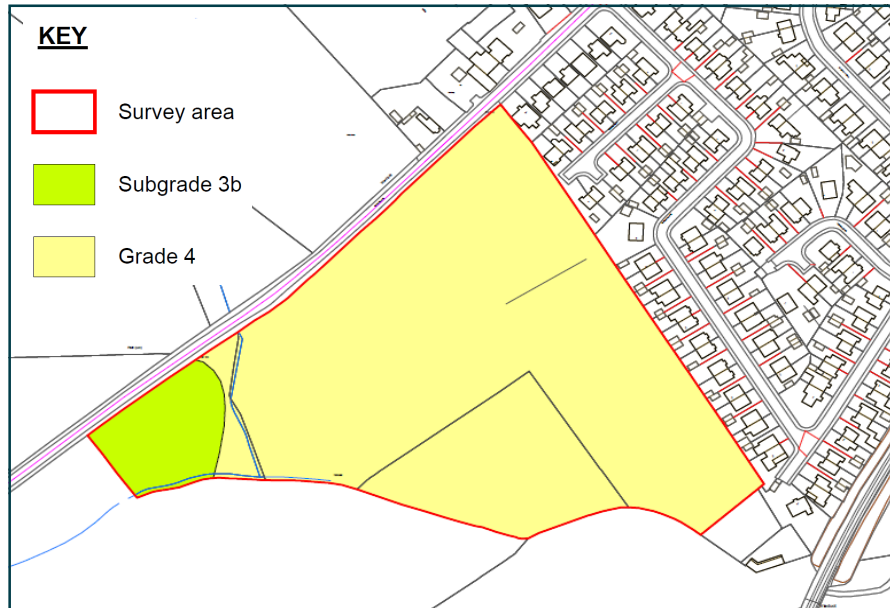
Ecological Assessment

An ecological assessment was completed in June 2012 by RSK and showed that the majority of the site was Semi-Improved Grassland. The assessment surveyed for protected species and flora of value.

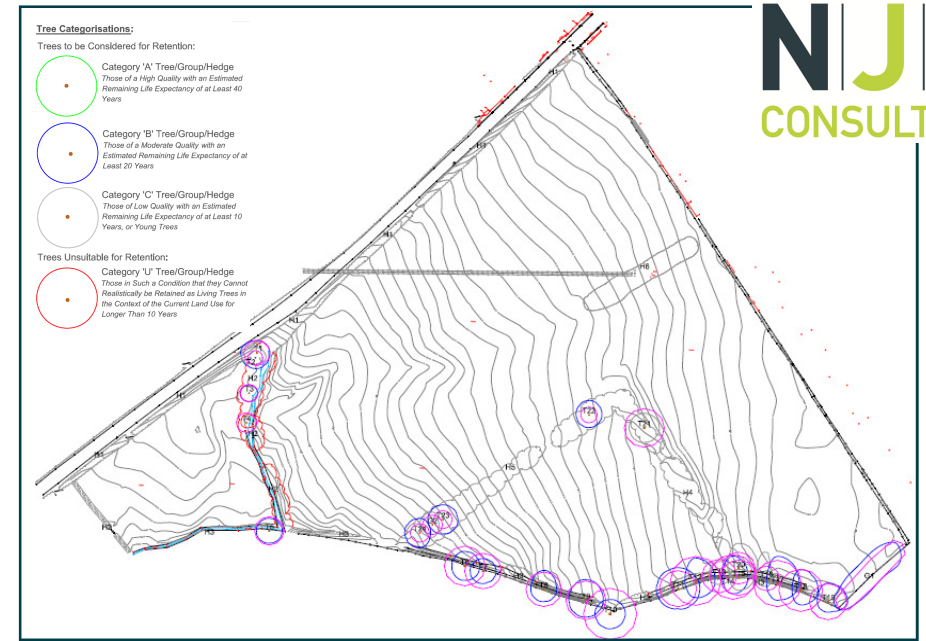
The assessment concluded that the site was not particularly species rich in terms of flora.



1



2



3



4

1. Landscape mitigation plan. 2. Agricultural land classification. 3. Arboricultural survey. 4. Ecological survey (phase 1 habitat plan).

2. Design Process

Ecological Assessment cont...

No protected species were located within the proposed site boundary. A number of hedgerows were identified as being potentially valuable as habitats and recommendations were made to improve these hedgerows, with supportive planting, where retained.

Archaeological Assessment

An archaeological assessment was carried out by Wardell-Armstrong in November 2012. Baseline information was gathered from the Historic Environment Record held by Lancashire County Council, the Lancashire County Record Office and English Heritage data sets.

In respect of buried archaeological remains it has been established that whilst the Historic Environment Record does not record any remains within the site boundary there is a potential for buried remains which if present could date from the prehistoric period onwards. Earthworks present in the west of the site may relate to archaeological remains, if they are not

fluvial in nature.

However there is no indication that potential remains would not be able to be mitigated through fieldwork undertaken as a condition to planning consent. As a consequence it has been agreed with the Planning Officer for Archaeology that no further work is required at the pre-determination stage.

Flood Risk Assessment

A flood risk assessment was undertaken by RSK in September 2012 and has been submitted in support of the planning application.

The assessment identified that the site is located within Flood Zone 1 according to the latest Environment Agency flood zone maps, indicating that the site is not at risk from fluvial or tidal sources.

Suitable mitigation can be incorporated to ensure that flood risk to the proposed properties remains low and meets the requirements of the NPPF.

The data obtained from the FRA also places the site at low risk of flooding from other sources. In accordance with the NPPF and local policy, this FRA has considered the impact on the surface water regime in the area should development occur.

Development of the site should be possible with careful consideration of the surface water and foul drainage, as well as other possible flooding issues. The proposals should balance the flood storage volumes and should not impede overland flows.

Further details on the drainage design and layout will be subject to further investigation at the Reserved Matters stage.

Based on the information available the flood risk to the proposed development is low and development should not be precluded on flood risk grounds.

2. Design Process

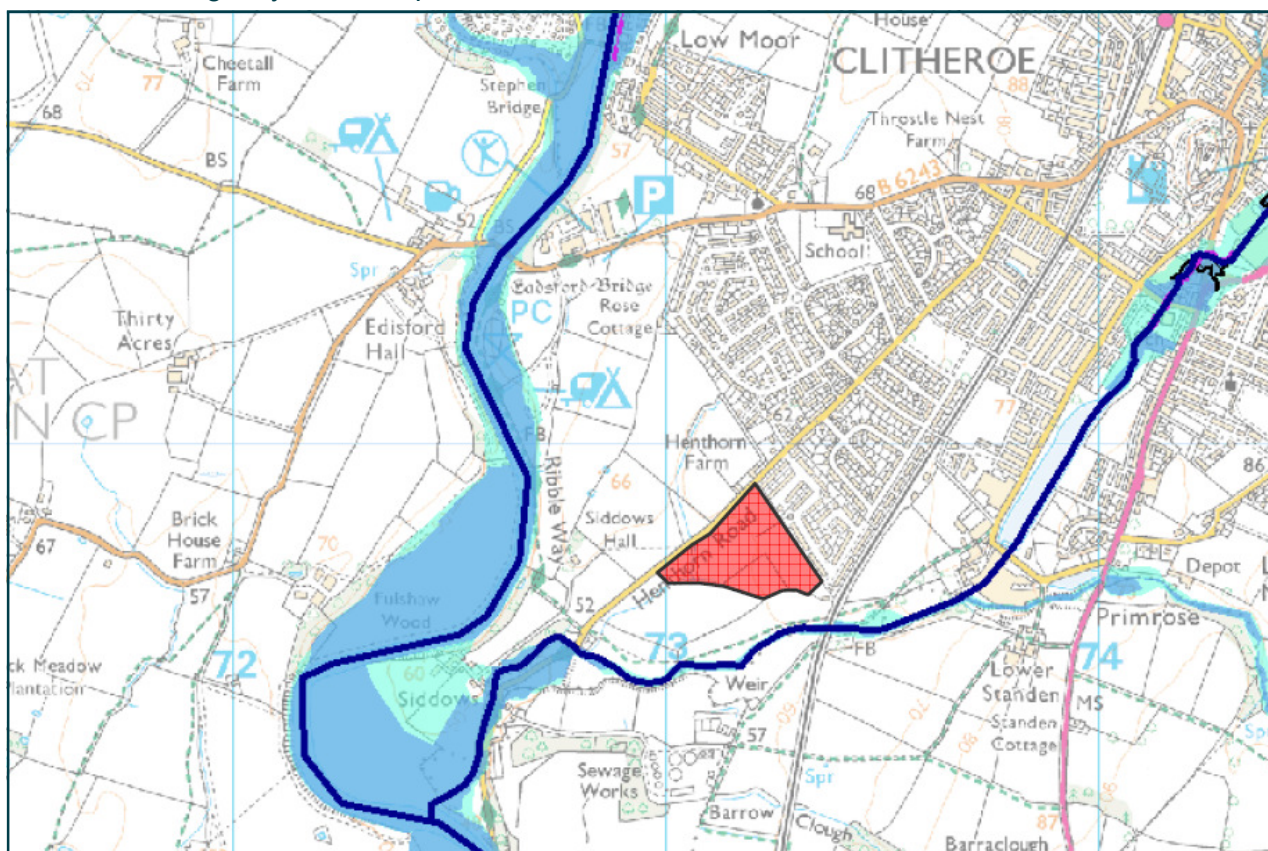
Preliminary Risk Assessment

RSK undertook a preliminary risk assessment in July 2012 to establish the potential site constraints to inform subsequent site investigation works, that will be undertaken at the Reserved Matters stage of the planning process.

The preliminary risk assessment has been submitted as part of the outline application. In summary the assessment identified that there appears to be a moderate risk to human health from direct contact of future site occupants with sewage, originating from a consented discharge for storm overflows upstream of the site, migrating downstream via the watercourse crossing the site, and potentially being present in the water, and deposited on the banks of the watercourse.

There is no evidence of sewage in the stream at present, but the EA recorded “significant” sewage pollution incidents on this watercourse in 2005 and again in 2010. There is no evidence of other off-site sources of contamination that might affect the site.

Environment Agency Flood Map Zone



2. Design Process

Preliminary Risk Assessment cont...

No direct evidence of the presence of contaminated soils on site has been identified, but there is a possibility that small areas of contaminated made ground may be present and there is some potential for contaminants to be present in shallow soils.

The risks both to human health and controlled waters from these potential sources have, in the absence of laboratory tests results, been assessed as moderate to low, but this should be confirmed. A number of recommendations have been identified within the report that should be read in conjunction with this D&A Statement.

3. Scheme Content

This section provides a range of development parameters, based on the design process and principles, which will guide the detailed design at reserved matters stage.

The parameters provide details on layout, appearance, landscaping, access and movement. The level of detail provided is however subject to the issues and scope of the application, which is for outline planning permission with all matters reserved except for access.

3.1 Use

The development proposes to bring forward a residential development on a site that is approximately 5 hectares in size (edged red in the plan opposite).

The principle of new development has been established along Henthorn Road with the recently approved (Gladman Developments) scheme for 270 residential units (edged in yellow on the plan opposite).



3.2 Amount

The scheme includes the provision for up to 140 residential units, which represents a density of development in the range of 28 dwellings per gross hectare. It is considered that this is an appropriate density to ensure the site is used efficiently while recognising that the net area will be lower than the gross area.

3.3 Scale

Housing Mix

The housing will comprise of a mix of family homes and types that could include 1, 2, 3, 4 and 5 bedroom detached, semi-detached, terrace, bungalow and apartment homes. 30% of these homes will be affordable, and provided via a range of tenures.

The development will offer a mixture of building heights, that could include 1, 2 and 3 storey buildings.

Building Footprint and Height

The table opposite shows the mean building footprint parameters for the proposed site that are suggested for indicative purposes only.

3.4 Appearance

Building Design

Sustainable building design and visual appearance, including elevation design and detailing, materials and colour, will be addressed at the Reserved Matters stage.

The surrounding streetscene, adjacent development and local architecture will all influence the final design and visual appearance.

A selection of housetypes that are in close proximity to the proposed development are shown on the following page. In keeping with this vernacular, it is expected that the proposed houses will be of a red brick with grey slate-effect roof tiles. Detailing will be provided through brick detailing or areas of render.

Housetype	Width	Depth	Ridge Height
2 bed	5m	8m	7.8m
3 bed	5m	8.5	8m
4 bed	8m	8m	8m
5 bed	10m	7m	9.5m



1 3



2 4



1. Victorian Terrace. 2.1940's/1950's. 3.1960's. 4.1970's/1980's local housetypes

3.5 Layout

The scheme aims to bring family homes to the buoyant area of Clitheroe. A detailed housing mix will be determined at the Reserved Matters stage.

The scheme will be configured to make the most appropriate and effective use of the site.

Housing will be restricted to the boundary shown on the parameter plan opposite.

Public Open space will be provided in a central location. Each dwelling will have its own garden space, ensuring that people have access to open space.

Footpaths will link across the site and to further afield, including the community park planned as part of the adjacent (Gladman Developments) scheme.

Robust boundary planting will ensure existing properties are well screened from the new residential scheme.



3.6 Landscaping

The proposal will provide a mix of soft landscaping methods and treatments to complement those hard landscaping areas, necessary for the overall function of the scheme.

The streetscene will include a wide array of trees and ornamental shrub planting which will help to provide high visual amenity for the residents of the proposal.

Native species will be used as widely as possible to ensure that the biodiversity of the site is maximised

Each dwelling will have its own garden spaces, which will positively contribute towards the landscape potential of this location.

A detailed landscaping scheme will be provided as part of the Reserved Matters planning stage.



4. Access

Access for all

In planning access arrangements, careful consideration has been given to the inclusion of people who have restricted mobility, as well as the requirements of the highway authority.

The site has been designed to be accessible by a variety of methods, including by foot, cycling as well as private vehicles and to have access to forms of public transport.

The access will integrate with the newly consented scheme which is located adjacent to the proposed site off Henthorn Road.

Transport Capacity Assessment

A Traffic Capacity Assessment was undertaken by Croft Transport Solutions as part of a traffic impact analysis. The report concluded that the development proposals will result in a minimal impact on the local highway network following the implementation of the defined highway improvements.

The Traffic Capacity Assessment showed the following:

- The Site Access/Henthorn Road priority controlled junction, has been designed to accord with highway design standards and will have more than sufficient capacity to accommodate the proposed development traffic.
- Henthorn Road/Bawdlands priority controlled junction is forecast to operate within capacity in all of the traffic flow scenarios.
- Henthorn Road/Eshton Terrace/Thorn Street priority controlled junction is forecast to operate in excess of its theoretical capacity in the PM peak 2016 Base scenarios, but the proposed development will have a less than 2% impact on the junction.
- Station Road/Parson Lane mini-roundabout is forecast to operate within capacity in all of the traffic flow scenarios.

- Castle View/Parson Lane priority controlled junction is forecast to operate within capacity in all of the traffic flow scenarios.

- Greenacre Street/Woone Lane/Eshton Terrace priority controlled junction is forecast to operate within capacity in all of the traffic flow scenarios.

- Whalley Road/Greenacre Street priority controlled junction is forecast to operate within capacity in all of the traffic flow scenarios.

- Primrose Road/Whalley Road priority controlled junction is forecast to operate in excess of its capacity in the 2021 Base and 'With Development' scenarios but the addition of the development traffic will have a minimal impact on its operation.

The full Transport Assessment has been submitted as part of the planning application and contains detailed information on the proposed access and transport modelling.

4. Access

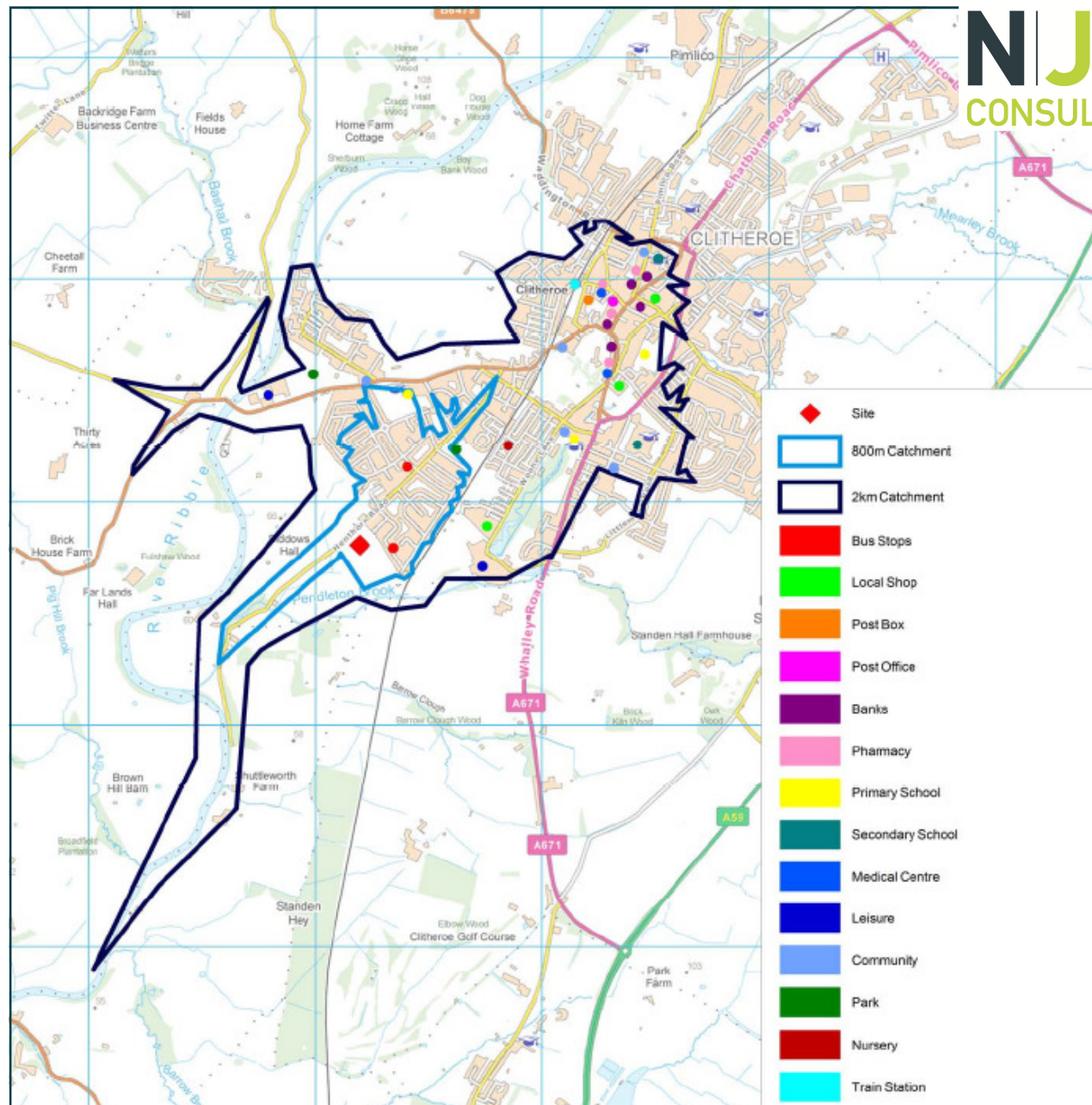
Amenities

The adjacent plan shows the catchment area for amenities, showing a 800m and 2km catchment. This is a distance that is generally considered accessible by foot.

The plan shows that the location of the proposed site is a short distance from a range of local amenities, and is accessible to public transport.

Education

A primary school and secondary school are within a 2km range of the site. The primary school falls within the 800m catchment.



5. Conclusion

The development should facilitate and promote sustainable and inclusive patterns of urban and rural development by:

- making suitable land available for development in line with economic, social and environmental objectives to improve people's quality of life.
- contributing to sustainable economic development.
- protecting and enhancing the natural and historic environment, the quality and character of the countryside, and existing communities.
- ensuring that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities with good access to jobs and key services for all members of the community.
- ensuring high quality development through good and inclusive design, and the efficient use of resources.

As an Outline Application the design and details of the scheme will evolve through the planning process. This Design & Access Statement has shown the principle behind the scheme and demonstrated through a suite of technical documents that there is no specific reason why development is not suitable at the proposed site.

To ensure the development supports the existing community the proposed scheme will seek to deliver a diverse and mixed house type.

The principle of development at this location has been established through the consented scheme adjacent to the site.

Ribble Valley have a persistent record of under delivery of housing and this proposed development will help contribute to the housing supply. will help secure of recent 5 year housing supply. One of the key objectives of the NPPF is to boost significantly the supply of housing providing the size, type, tenure and range of housing that is required in particular locations, reflecting local demand.

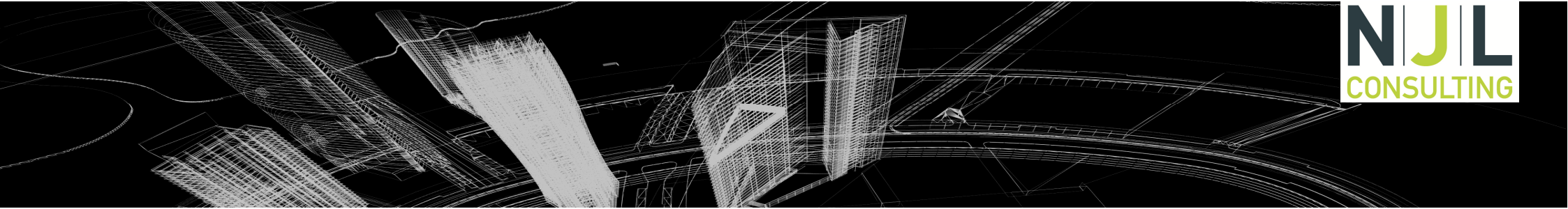
The Guidance in Building for Life 12 has been considered and is appended to this document. This demonstrates the sustainability potential of the site in addition to the location that has been shown through the transport assessment to be a sustainable location.

We trust that the local Planning Authority will support the proposed scheme on the basis of a justified evidence base.

Appendix A Building for Life

Building for life 12 – The sign of a good place to live		
Questions	Response	'Traffic light grading system'
Integrating into the neighbourhood		
Connections Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?	Yes. The indicative Masterplan sets 'the scene' for how the development will fit into the existing topography and landscape feature on site. In addition the road network will link with the consented scheme adjacent to the site. Boundaries that back onto existing properties will have enhanced planting to the boundary to strengthen the buffer between existing and new.	Green
Facilities and services Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?	Public Open space will be delivered within the scheme. The consented scheme adjacent to the site proposes to deliver a community park and community facilities such as a GP surgery. A number of community facilities are within walking distance of the proposed scheme.	Green
Public transport Does the scheme have good access to public transport to help reduce car dependency?	Yes. The Transport Assessment shows that the site is sustainable located to a public transport network. A travel plan will be provided as part of the Reserved Matters stage.	Green
Meeting local housing requirements Does the development have a mix of housing types and tenures that suit local requirements?	Although the scheme is currently in Outline and set by parameters. Detailed design and the site specific layout will be delivered at the Reserved Matters stage. The proposed development will deliver a mix of tenures and a 30% affordable housing contribution.	Green
Creating a place		
Character Does the scheme create a place with a locally inspired or otherwise distinctive character?	Yes. Although the scheme is currently in Outline, the layout will be informed by the existing topography. Focal points and gateways with landmarks, distinctive landscaping or variations in the building line will be incorporated into the design.	Green
Working with the site and its context Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?	Yes. The scheme is currently in Outline form but the indicative Masterplan sets out key vistas and topographical features. Hedgerows and mature trees will be maintained where possible. SUDS will be incorporated into the development, within a central feature to link with green corridors and public open space. Dwellings will back onto existing properties to provide a garden buffer. Dwellings will front onto green open spaces for natural surveillance.	Green
Creating well defined streets and spaces	The development will likely comprise of a mix of apartments, mews, semi-detached	Green

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?	and detached houses, as such densities across the site would vary in response to spatial structure, visual enclosure, location, and the need to provide “landmark” buildings at focal points within the development as well as large areas of landscaped public open space.	
Easy to find your way around Is the scheme designed to make it easy to find your way around?	The layout has been designed to fit within the landscape, in terms of neighbouring development and open land. Green corridors will link existing provisions, such as the Ribble Way.	Green
Street & Home		
Streets for all Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?	The scheme is currently in Outline, but will be designed to Manual for Streets 2, providing a main link road in and then ancillary road to serve individual blocks of housing.	Green
Car parking Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?	The scheme is currently in Outline, submitted with parameters but will be designed to Manual for Streets 2 guidance at the Reserved Matters stage. Off street parking will be provided.	Green
Public and private spaces Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?	Yes. The scheme will provide private garden space. Public Open Space will be designed to fit within the wider landscape. Roads and street structures will be designed to the Manual for Streets guidance.	Green
External storage and amenity space Is there adequate external storage space for bins and recycling as well as vehicles and cycles?	The scheme is currently at Outline stage. The detailed design of the scheme will incorporate adequate provisions for refuse.	Green



N|J|L
CONSULTING