

18 NOV 2012

For office use only

Application No.

Date received

Fee paid £

Receipt No:

320121101P

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

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title:	Mr	First name:	Peter	Surname:	Bowen
Company name:	Bowsall				
Street address:	Bowsall House				
	3 King Street				
Town/City:	Salford				
County:					
Country:					
Postcode:	M3 7DG				
Are you an agent acting on behalf of the applicant?				☒ Yes	☐ No

Telephone number:	Country Code	National Number	Extension Number
Mobile number:			
Fax number:			
Email address:			

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Paul	Surname:	Carr
Company name:	Street Design Partnership				
Street address:	16 Brewery Yard				
	Deva Centre				
	Trinity Way				
Town/City:	Salford				
County:	Greater Manchester				
Country:	United Kingdom				
Postcode:	M3 7bb				
Telephone number:				Country Code	National Number
					01618347262
Mobile number:					
Fax number:					
Email address:				paulcarr@street-design.net	

3. Description of the Proposal

Please describe the proposed development including any change of use:

Proposed demolition of existing dwelling and redevelopment of the site for residential use including 16 homes.

Has the building, work or change of use already started?

☐ Yes ☒ No

4. Site Address Details

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

House: Suffix:
House name:
Street address:

Town/City:
County:
Postcode:

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

Easting:
Northing:

Description:

5. Pre-application Advice

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

☒ Yes ☐ No

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

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

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

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☒ Yes ☐ No

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

☐ Yes ☒ No

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

☐ Yes ☒ No

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

7. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

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

☒ Yes ☐ No

If Yes, please provide details:

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you?

☐ Yes ☒ No

9. Materials

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

9. (Materials continued)

320121101P

Walls - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Reconstituted stone to detail

Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Reconstituted slate with natural slate to Plots 1, 2 and 3

Windows - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

UPVC double glazed units with traditional beading

Doors - description:

Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

High gloss painted finish

Boundary treatments - description:

Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

See landscaping plan, prepared by Firewall

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

See landscaping plan, prepared by Firewall

Lighting - add description

Description of *existing* materials and finishes:Description of *proposed* materials and finishes:

External cottage lamps - highways to adoptable standards

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

☒ Yes ☐ No

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

See dwg ref: 310 01A Black and White Landscape Layout and dwg ref: 310 02A Coloured Landscape Layout, prepared by Firewall.

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	4	30	26
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer

☒

Package treatment plant

☐

Unknown

☐

Septic tank

☐

Cess pit

☐

Other

Are you proposing to connect to the existing drainage system?

☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See drawing ref: BQW01-001 P3 - Drainage Strategy (2)

12. Assessment of Flood Risk

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

☐ Yes ☒ No

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

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

☒ Yes ☐ No

Will the proposal increase the flood risk elsewhere?

☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Main sewer

☐ Pond/lake

☐ Soakaway

☒ Existing watercourse

13. Biodiversity and Geological Conservation

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

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

a) Protected and priority species

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

b) Designated sites, important habitats or other biodiversity features

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

c) Features of geological conservation importance

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

14. Existing Use

Please describe the current use of the site:

Residential dwelling

Is the site currently vacant?

☐ Yes ☒ No

Does the proposal involve any of the following?

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

Land which is known to be contaminated?

☐ Yes ☒ No

Land where contamination is suspected for all or part of the site?

☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination?

☐ Yes ☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes ☐ No

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

☒ Yes ☐ No

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

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

☐ Yes ☒ No

17. Residential Units

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

☒ Yes ☐ No

Market Housing - Proposed

	Number of bedrooms				
	1	2	3	4+	Unknown
Houses			1	10	
Flats/Maisonettes					
Live-Work units					
Cluster flats					
Sheltered housing					
Bedsit/Studios					
Unknown					

Proposed Market Housing Total

11

Social Rented Housing - Proposed

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

Proposed Social Rented Housing Total

2

Intermediate Housing - Proposed

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

Proposed Intermediate Housing Total

3

Overall Residential Unit Totals

Total proposed residential units	16
Total existing residential units	-1

Market Housing - Existing

320121101P

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

Existing Market Housing Total

-1

Social Rented Housing - Existing

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

Existing Social Rented Housing Total

0

Intermediate Housing - Existing

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

Existing Intermediate Housing Total

0

18. All Types of Development: Non-residential Floorspace

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

☐ Yes ☒ No

19. Employment

If known, please complete the following information regarding employees:

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

20. Hours of Opening

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

20. Hours of Opening (continued)

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

21. Site Area

What is the site area?

01.07

hectares

22. Industrial or Commercial Processes and Machinery

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

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No
23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No
24. Site Visit

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

☒ Yes ☐ No

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

☒ The agent ☐ The applicant ☐ Other person
25. Certificates (Certificate B)**Certificate of Ownership - Certificate B****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: John Atherton, C/O Athertons Property and Land, Number: Suffix: Street: 12-14 Market Place, Locality: Clitheroe Town: Lancashire Postcode: BB7 2DA	19/11/2012
Name: Lancashire County Council Highways Department Number: Suffix: Street: The Environment Director, Lancashire County Council, Locality: Guild House, Cross Street, Town: Preston, Postcode: PR1 8RD	19/11/2012

Title: Mr First name: Paul Surname: Carr
 Person role: Agent Declaration date: 19/11/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)**Agricultural Land Declaration****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

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

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

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

25. Certificates (Agricultural Land Declaration - continued)

Title:	Mr	First Name:	Paul	Surname:	Carr
Person role:	Agent	Declaration date:	19/11/2012	☒	Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

320121101P

☒	Date	19/11/2012
-------------------------------------	------	------------

The Whins, Whins Lane – Full Planning Application
Design and Access Statement – November 2012

1

- **Introduction**
 - Site location
 - Development Brief
- **Site Analysis**
 - Physical Site context
 - Access and Movement
 - Topography
 - Opportunities and Constraints
- **Design Development**
- **Proposal - Design Principles**
 - Amount and Type of Development
 - Scale and Massing
 - Appearance
 - Landscape
 - Boundary Treatments
 - Sustainability
 - Refuse and Recycling
 - Ecology
 - Summary of Design Principles
- **Access**
 - Vehicular and Pedestrian Access
 - Car parking
 - Inclusive Access
 - Emergency Services
- **Consultation**
- **Conclusion**

- Site location
- Development Brief

- Physical Site context
- Access and Movement
- Topography
- Opportunities and Constraints

- **Proposal - Design Principles**
- Amount and Type of Development
- Scale and Massing
- Appearance
- Landscape
- Boundary Treatments
- Sustainability
- Refuse and Recycling
- Ecology
- Summary of Design Principles

- Vehicular and Pedestrian Access
- Car parking
- Inclusive Access
- Emergency Services

Conclusion

320121101P

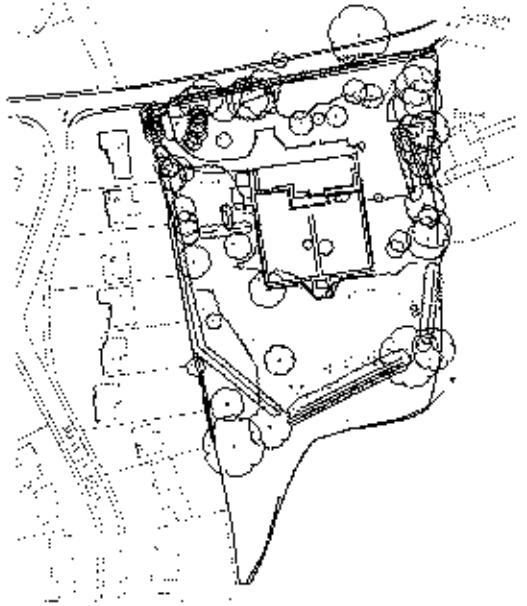
Introduction

This Design and Access Statement has been prepared by Street Design Partnership in support of the planning application for the demolition of an existing bungalow and the provision of 16no. new-build dwellings, associated access, parking and private amenity on the site of The Whins, Whins Lane, Read.

Site Location

The site is located on Whins Lane, Read

The site area is 1.0657 ha.



Site Location Plan

Development Brief

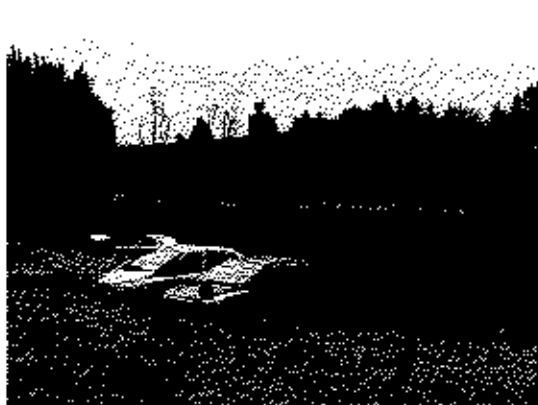
Street Design Partnership has been appointed to develop a mixed tenure residential scheme for this site comprising 2, 3, 4 and 5 bed houses.



Site Analysis

Physical Site context

The site comprises the grounds of a 20c dormer bungalow and includes a vehicular access point, several mature trees and hedges on the boundary, a denser tree group to the south and the route of a surface water culvert. A drainage ditch runs in and adjacent to the southern and part of the eastern boundary.



Existing Dormer Bungalow



Woodland at the Southern end of the site



Gardens

Access and Movement

Pedestrian and vehicular access is from Whins Lane leading to the village of Read. Read is situated on the A671 Whalley Road linking the larger towns of Whalley and Padiham. Whalley station gives access to the national rail network and Padiham give good access to the wider trunk and motorway network.

A pavement extends to the existing site entrance where it stops and is replaced by hedge planting to the carriageway edge.

The site is entirely private land with no public right of way.

Topography

The site slopes down approximately 10m from Whins Lane towards to the Southern wooded edge.



320121101P

- Infill site with adjacent residential uses
- Mature trees and hedges to give a framework for a high quality residential scheme
- Good visibility to allow for a new access point

- Tree root protection zones to be incorporated into the proposal to ensure viable tree retention.
- Existing culvert to retain nominal 4m easement



Design Development

The scheme vision is to provide a context driven high quality residential scheme that maximises the benefits of this unique site, the amenity of the retained trees and provides a vernacular architecture befitting the edge-of-village setting.

The scheme has evolved in response to client brief, initial pre-application discussions with Ribbles Valley Development Control and through the application of design standards and internal design review with reference to the established opportunities and constraints.



12 Unit Sketch Scheme



13 Unit Sketch Scheme amended to move entrance



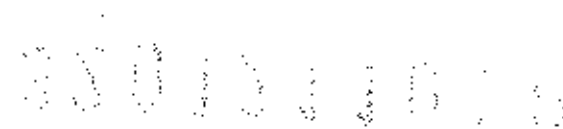
Consideration of existing visibility and access



Sketch 16 unit scheme with new entrance



Visibility spray checks and drainage run options.



320121101P

The key scheme development stages include:

- Tree and hedge retention of significant specimens and tree mitigation for any required tree removal
- New site access and extension of the 30mph limit
- Site layout to maximise the wooded setting and site slope
- Unique housetypes in response to the edge of village setting
- Adoptable road network, with decreasing formality moving through the site
- Mixed type and tenure housing provision



Amount and Type of Development

Accommodation schedule:

2003.10.27

320121101P

Scale and Massing

Please refer to the proposal drawings.

Plot 1 is a bungalow. Plots 2-16 are 2 storey and arranged predominantly as detached units, a pair of semi-detached units and a single short terrace of 3. All plots have a nominal set-back of 6m to allow for in-curtilage parking and garage pull-out space. This massing reflects the density and plot spacing of the edge of village setting.

Roofscapes comprise pitched, hipped and gables to give a roof massing response to the site setting and slope whilst maximising the visual space around dwellings. Throughout the site, street facing gables are animated with habitable windows and chimney breasts.

Appearance and Materials

All dwellings will be finished in a locally complementary reconstituted stone. Whins Lane facing properties will have slate roofs and the remaining properties will have slate grey tiled roofs.

Windows are proposed to be a white uPVC.

Landscape

Please refer to the hard and soft landscape drawings.

The layout seeks to maximise the in-curtilage garden areas with minimal adopted planting. Native tree and shrub planting in front gardens will maximise the greening of the site whilst ensuring a sustainable and enduring soft landscape scheme.

Boundary Treatments

Whins Lane will retain the majority of the existing hedge. Where hedge removal is required for entrance visibility, as proposed on the site layout and landscape drawings, a new hedge will be planted in the set-back position with a 1.8m high close-boarded timber fence behind to enclose the side and rear gardens of plots 1,2 and 3.

Throughout the rest of the site, front gardens will have low hedge boundaries. Rear gardens and rear/side party boundaries will have 1.8-2m close boarded timber fences. Retaining walls and side/rear-garden boundaries to public spaces will be reconstituted stone boundary walls at up to 1.8-2m.





Housetypes

380:811026



Sustainability

The proposed houses seek to attain Code for Sustainable Homes Level 3* through use of high performance building fabric to ensure minimal energy use in occupation. The landscape proposals seek to maximise the use of adoptable native species to increase the bio-diversity of the site. This fabric-first approach ensures the minimum possible energy use in occupation. The scheme will also look to maximise water attenuation and re-use opportunities whilst also considering renewable energy options. Please refer to the drainage scheme for the surface water attenuation strategy.

Refuse and Recycling

All dwellings include provision within the kitchen area for internal recycling containers. Externally, refuse and recycling bins (3no. 140L bins) are stored at the rear of the houses.

Ecology

Please refer to the Ecology Report. In line with the recommendations, nest boxes are proposed for the predominantly north elevations to units 1,7,8,9 and 10 and sited adjacent to or near to the garages where possible.

Design Principles Summary

- Detached, semi-detached houses and short terraces
- Maximise space in-between dwellings and views to trees
- Reconstituted stone and slate/slate grey tile material palette
- 6m frontage set-backs
- Adoptable, but informal road layout
- Layout relates to landscape and mature retained trees and hedges.
- Min Code level 3* sustainability performance



Whins Lane Elevation

Access

Vehicular and Pedestrian Access

The proposed scheme shows an access point and design as agreed with Lancashire County Highways.

The layout, developed in consultation with Lancashire County Highways uses a traditional 5.5m carriageway and 1.8m pavement to both sides on entrance and extending to the 2nd bend. After this, a shared 4.5 carriageway surface with 1m grassed service verges continues throughout the remainder of the site. An offset turning head allows for refuse turning as shown on the tracking layout.

For materials and hard landscape design, please refer to the proposed hard landscape scheme.

Car parking

The following is provided:

- 2 bed houses – 1 no. in-curtilage space except plot 14 – 2 spaces
- 3 bed houses – 2no. in-curtilage spaces
- 3 bed bungalow – 2no. garage spaces + min 3no. in-curtilage spaces/ drive
- 4 bed houses - 1no. garage + 1no. in-curtilage/pull out space
- 5 bed houses – 2no. garage spaces + 2no. in-curtilage/pull out spaces

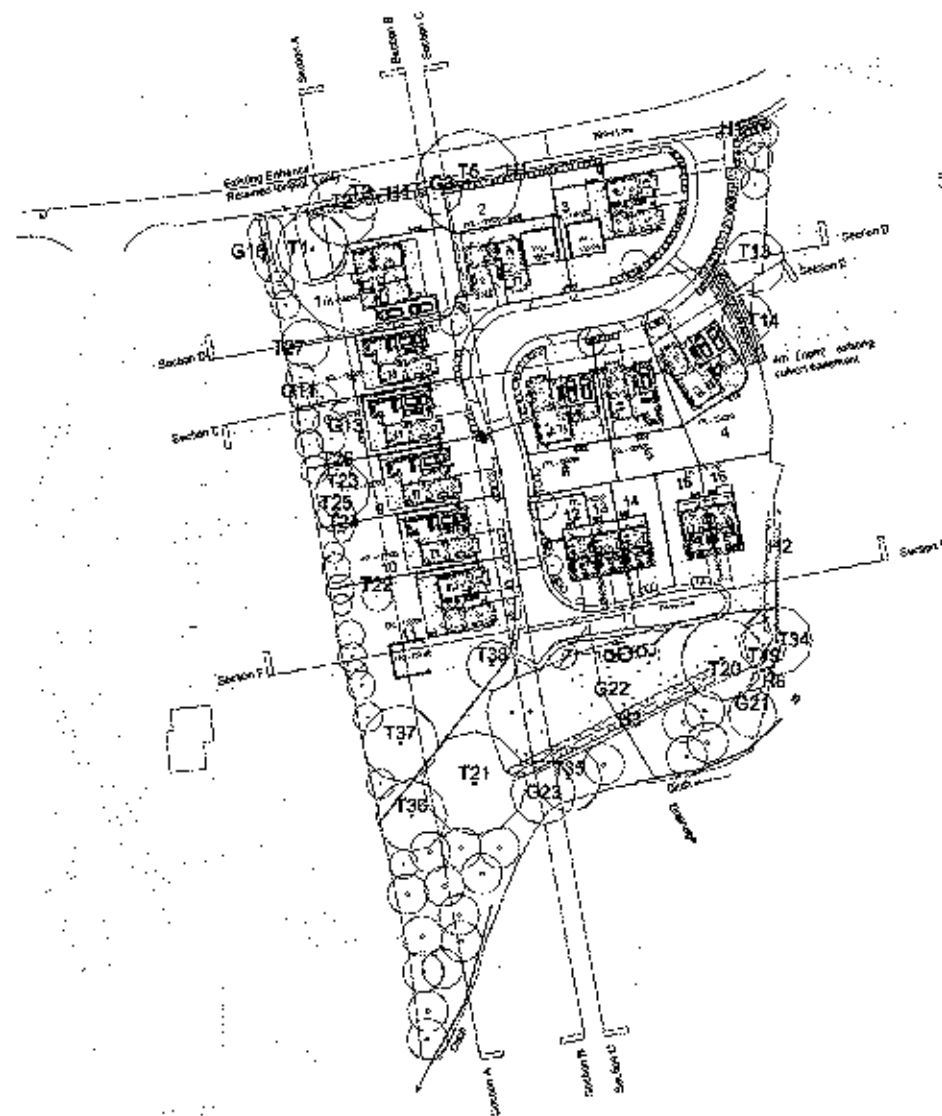
Inclusive Access

All approaches to houses provide level or ramped access and sufficient clear opening door widths. No ramps exceed 1:12 and external door widths are over 900 c/o.

Emergency Services

Emergency services can access the front of all dwellings from the carriageway. Please refer to the tracking plan which shows a refuse vehicle tracked throughout the site. Refuse vehicles are typically larger than emergency services vehicles.

320121101P



Site Layout



Consultation

The following consultation has been undertaken for this full planning application:

2nd May 2012

RVBC Pre-Application Meeting

Attendees:

Gareth Fort	-	RVBC Planning
Peter Bowen	-	Bowsall

7th September 2012

Site Meeting 1

Attendees:

Martin Nugent	-	Lancashire Highways Officer
David Hewitt	-	Tree Officer RVBC
Peter Bowen	-	Bowsall Ltd
Paul Carr	-	Street Design Partnership
Phil Harris	-	Bowland Tree Consultancy
Rob Ankers	-	Betts Associates

8th October 2012

RVBC Pre-Application Meeting

Attendees:

John Machole	-	Head of Planning Planning - RVBC
Diane McCafferty	-	Pre Application Planning Officer - RVBC
Martin Nugent	-	Lancashire Highways Officer
David Hewitt	-	Tree Officer RVBC
Peter Bowen	-	Bowsall Ltd
Gareth Wyatt	-	Bowsall Ltd
Paul Carr	-	Street Design Partnership
Phil Harris	-	Bowland Tree Consultancy

12th October 2012

Site Meeting 2

Attendees:

Martin Nugent	-	Lancashire Highways Officer
Peter Bowen	-	Bowsall Ltd
Paul Carr	-	Street Design Partnership
Rob Ankers	-	Betts Associates

STREET DESIGN PARTNERSHIP



Conclusion

The proposals comprise 16no. dwellings set in a unique wood-lined site on the edge of the village. The site layout reflects this position and quickly reduces to a low-key informal shared surface with grassed verges.

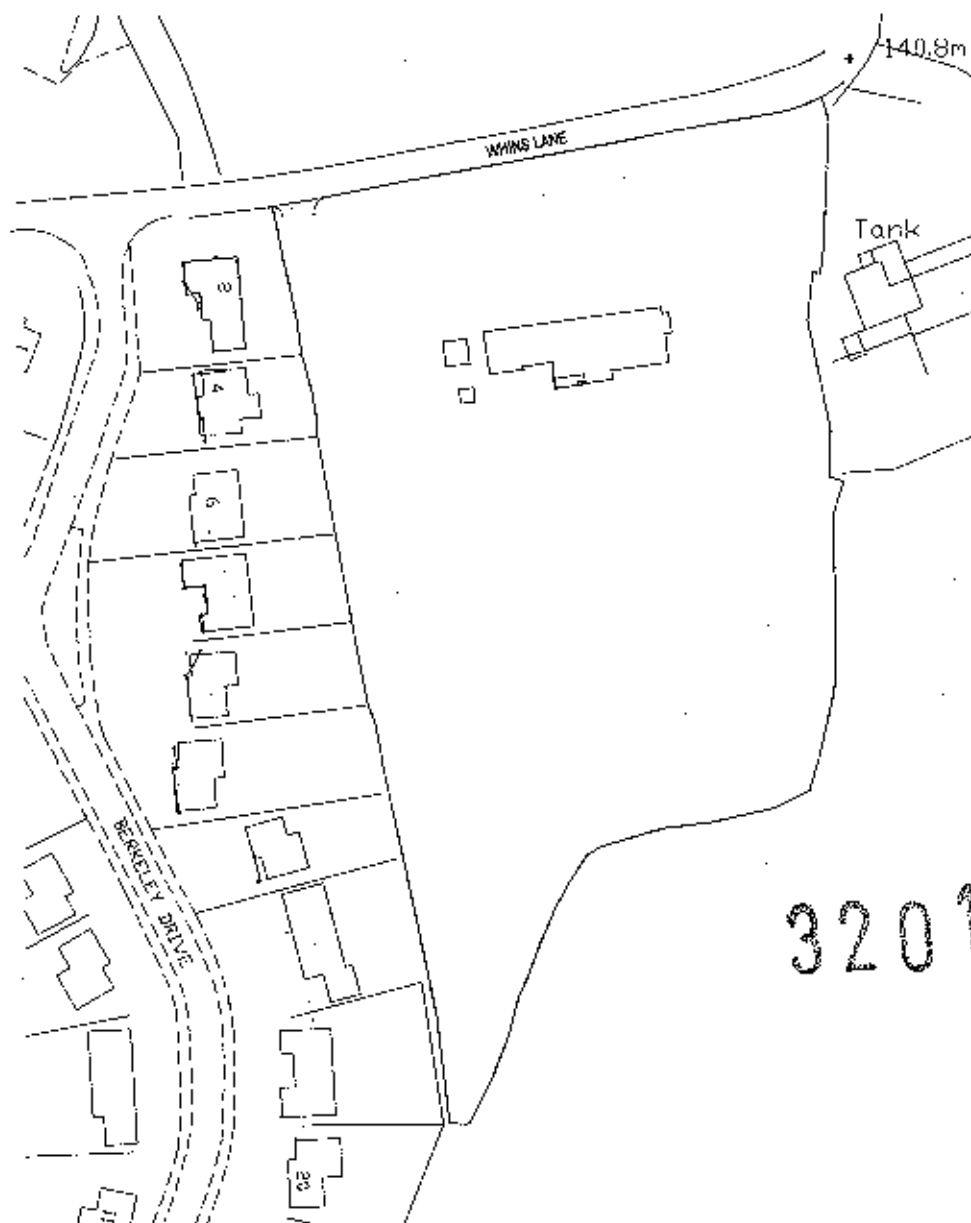
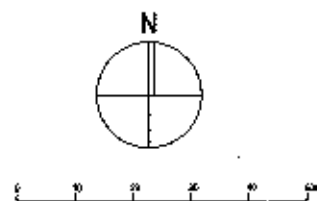
The plot layout seeks to maximise views through and around houses towards the surrounding retained trees, to maximise their amenity value. Houses provide adequate on-plot parking per property size and all units provide an accessible route to the front door.

The scheme seeks high levels of sustainability, surface water attenuation and a high standard fabric-first approach to energy use.

The landscape scheme seeks to promote native species within an in-curtilage led approach to soft landscape. Hard landscaping emphasises pedestrian safety with contrasting crossings, raised tables and shared surfaces.

In summary the proposals provide a high quality and contextually sensitive scheme which seeks to maximise the amenity of this unique tree-lined site within the edge of village setting.

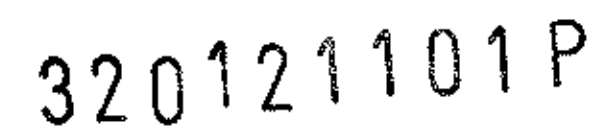




revision:		date:
client:	project:	drawings:
	The Whims Whims Lane	Location Plan
project no:	drawing no:	revision:
6336	P01	
drawn:	checked:	date:
		30.10.12
scale @ A4		1:1250

street design partnership
architecture urban design interiors





Project: The Voice Within		Drawing: Processed Silhouettes	
Project no:	Drawing no:	Revision:	Scale: 1:1
5376	P04	A	PC 30.02.12



Project Information		Revision History	
Client	Project Name	Rev. No.	Description
1001	1001	1	Initial Design
1002	1002	2	Final Design