
Land off Edisford Road, Clitheroe

Design and Access Statement

Introduction

This Design and Access statement has been prepared in support of an Outline Planning Application for residential development on the land off Edisford Road, Clitheroe. All matters are to be reserved, with the exception of access which is fixed by this application.

The intention of this statement is to support the application for the residential use. Whilst the application is made in outline, with all matters (with the exception of access) reserved for future applications, an indicative layout and accompanying images have been provided to give insight to the likely level of site coverage and overall quantum of development.

In May 2006 the Government introduced a requirement for Design and Access Statements to be submitted with most planning applications submitted in England. 'Design and Access Statements: How to write, read and use them' (CABE 2006) has been used to prepare this statement and therefore seeks to detail:

USE

What buildings and spaces will be used for.

AMOUNT

How much would be built on site

LAYOUT

How the buildings and public and private spaces will be arranged on the site and the relationship between them and the buildings and spaces around the site.

SCALE

How big the buildings and spaces will be.

LANDSCAPING

How open spaces will be treated

APPEARANCE

What the buildings and spaces will look like

VEHICULAR AND TRANSPORT LINKS

Why the access points and routes have been chosen, and how the site responds to road layout and public transport provision.



- The planning system should plan for places *(an environmental role)* 'contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.'

The 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 introduces a presumption in favour of sustainable development which will mean:

Local Plans should be prepared on the basis that objectively assessed development needs are met:

- Development proposals that accord with these plans should be promptly approved;
- Where particular policies are out of date or a plan is silent or unclear on a particular development, approval should be granted subject to paragraph 14.

In relation to residential development, the document sets out the Government's key housing objective, which is to significantly increase the delivery of new homes to allow everyone to have the opportunity to live in high quality, well designed homes, which they can afford. To achieve this, the government will:

- Significantly increase the supply of housing;
- Deliver a wide choice of high quality homes that people want and need;
- Widen opportunities for home ownership; and
- Create sustainable inclusive and mixed communities in all areas, including through regeneration and renewal of areas of poor housing.

The Presumption in Favour of Sustainable Development

The NPPF has superseded previous Planning Policy Statements such as PPS 1 – Delivering Sustainable Development (PPS1) and the Supplement to PPS1 (Planning and Climate Change). The NPPF provides a strong emphasis on sustainability with the document having a presumption in favour of sustainable development.

Paragraphs 11-16 stress the importance of the presumption in favour of sustainable development. This means meeting the diverse needs of all people in existing and future communities, promoting personal well-being, social cohesion and inclusion and creating equal opportunity for all citizens.



Regulated by
RICS

8 Eaton Avenue, Matrix Office Park, Buckshaw Village, Lancashire, PR7 7NA.

Telephone: 01772 458 866

Fax: 01772 699 995

E-mail: info@leahough.co.uk

Web: www.leahough.co.uk

Offices at Preston 01772 458866 and Blackburn 01254 260196

5410081033

Environmental

There is a need to release land to meet part of the Boroughs housing need. The site is currently grazed periodically, but the adjacent land uses (i.e. residential, playing fields and St Paul's Church) would complement a residential use of the site.

Pursuing sustainable development involves a holistic approach to development, including improving the quality of the built, natural and historic environment. The NPPF highlights some key attributes that would help to achieve sustainable development in a community sense:

1. making it easier for jobs to be created in cities, towns and villages;
2. moving from a net loss of bio-diversity to achieving net gains for nature;
3. replacing poor design with better design;
4. improving the conditions in which people live, work, travel and take leisure; and
5. widening the choice of high quality homes.

The proposals for this site are fully in accordance with these aims.

Delivering a wide choice of high quality homes

The NPPF identifies the importance of ensuring there is an adequate supply of housing and encourages boosting the supply of housing significantly. Local authorities should identify a 5 year supply of housing and should be considered deliverable. To be Deliverable sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within 5 years.

The NPPF states that:

'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'.

Paragraph 14, identifies the implications for decision making and where a plan or relevant policies are out-of-date.

For decision-taking this means:

- *approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*
- *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or*



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Use

The current site has been predominantly grazed and used for agricultural purposes for as long as the landowner is aware. There is, in the north west corner of the site, a former scout hut that is no longer used, with an area of hardstanding surrounding it.

The site, being within the town and situated off a residential access road, can only be used sparingly for agricultural use and is of limited value as such. Similarly, the building on site is of poor quality and would not be suitable for re-use.

The surrounding land uses are predominantly residential, with the exception of the Church. The residential nursing home to the north of the site is a large, unattractive building, but a sensitively designed scheme can help to integrate these areas more effectively, as well as improving the general appearance of the site.

As discussed in the planning policy section of this statement, there is a strong policy background to releasing this site for residential development.

The adjoining land uses are predominantly residential and as such the proposal fits well in its surroundings. It adjoins Edisford Road, which provides excellent private and public transport links into the town centre and the relevant facilities to be found there.

The site is less than 400m Edisford CE Primary School, and within 1 mile of Ribblesdale High School.

These local services are bolstered by the retail provision in Clitheroe, with a selection of local shops, the regular market and the supermarkets within the town. There are several key employment areas within the town that can also be easily accessed by public or private transport, including Salthill Business Park and the surrounding industrial areas.

The site is immediately adjacent to the Settlement Boundary and is ideally situated for residential development. The general location of the site, with its proximity to nearby services, ensures that any future residents, regardless of age, disability, ethnicity or social grouping, will be able to access the requisite facilities.

Layout and Character

One of the underlying aims of the scheme has been to ensure the development can be outward looking, rather than inwardly focused, so that it is seen as being visually, functionally and physically integrated into the established community.

Providing an active and attractive frontage, as well as improving the existing views into the site from Edisford Road, also helps to ensure that the general character of the area can be maintained and, indeed, improved.

This frontage is shown with a range of detached house types, served from a low-key development road, and is softened by the retention of the existing trees and the stone wall. This approach, ensuring urban residential views are available into the site, was incorporated following pre-application discussion with the Local Planning Authority.

The south west corner of the site has been kept free from development so as to soften the impact of the development on entry into Clitheroe. This also helps to ensure the site is not over developed and it forms a gradual entry into the settlement.

A further key design area is formed by the creation of a new access from Edisford Road. The new entrance is relatively low key and is formed by removing sections of the existing wall to attain the required sight lines. However, the majority of the wall is retained to buffer the site from the adjacent highway.

The indicative plot orientation at this entrance creates an almost semi-circular façade, with the forked road continuing to create an attractive, open street scene that culminates in a cul-de-sac.

Car parking would be provided to local highway standards. It would be appropriate to the site's location and for the type and nature of the development intended, with due recognition of the site's relationship to the public transport links.

The proposed layout also takes into consideration the pedestrian movements within the site. Footpaths along each side of the main access road ensure future residents will be able to safely and easily access Edisford Road, although much of the on-site road will be a shared surface to encourage slow traffic speeds

As above, the site layout has been developed to ensure the most efficient use of the land, taking into consideration appropriate separation distances from the adjoining dwellings. The development looks to both integrate itself with the existing built form, but also provide an appropriate boundary between the settlement and the adjoining playing fields.

The indicative site layout creates a development of 8 residential units.



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Appearance

Whilst this application is in outline the general character and appearance of the development will be guided by the principles laid down in this document.

The development is intended to reflect the character of the area and future house types and elevations will need to be sensitive to the locally important views.

Materials have yet to be finalised and are reserved for future detailed applications. The indicative house types shown in the application are intended to show the likely potential mix of housing on the site, but would be subject to the future developer's specific in-house designs.

The houses shown would be expected to appeal to a wide range of the market and as such should underpin the planning aims set out within national policy guidance to create mixed, sustainable developments. The house types will appeal to all age groups, ethnicities and abilities.

The property orientation is guided by the development constraints of the site's shape, the access road and the neighbouring land uses. However, wherever possible the development looks to either face the properties onto open aspects or green areas.

Access

The development of the site has been designed so as to maximise accessibility and permeability both for vehicles and pedestrians. It was considered vital that access directly from Edisford Road, as an adopted highway, was efficient and unencumbered, as well as providing potential for an attractive feature entrance to the site.

The entry point into the site has been positioned to attain sight lines in both directions on Edisford Road, which is a key residential access road. The site frontage gives excellent visibility for cars exiting the site, whilst the size of the development and limited flow of traffic means access into the site should be efficient and should not affect the capacity of the local network.

The private drive areas, serving plots at the end of the relevant cul-de-sacs, are likely to be a different surfacing material to the entrance road, ensuring movements on this area are slow. As this area benefits from the passive surveillance of all the units surrounding it, the area may act as a shared surface for pedestrians and vehicles alike.

The site grades evenly and as such visibility from the vehicular entrances is good. In addition, the natural topography of the site ensures all the properties can be accessed by people with limited mobility.



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ARBORICULTURAL DEVELOPMENT REPORT

**ON TREES LOCATED WITHIN POTENTIAL DEVELOPMENT LAND
AT REAR OF ST PAULS CHURCH, EDISFORD ROAD, CLITHEROE**

FOR

Blackburn Diocese Property Department (Via Lea Hough)

November 2012

**TREE CHECK LTD
252 LEYLAND LANE
LEYLAND
LANCS
PR5 3HL**

TEL: 01772 621435

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CLIENT: Blackburn Diocese Property Department (John Sunter)

SITE: Land at Edisford/ St Pauls Rd Clitheroe

SUMMARY

1. The report concentrates on the tree retention and care issues arising from proposals to develop new housing on land available at Edisford Rd, Clitheroe together with associated driveways.
2. The Report should be read in conjunction with the attached Tree Survey and Constraints Plan which identifies those trees to be removed and retained. The Tree Survey has been completed in the context of BS 5837 (2012) Trees in Relation to Construction.
3. The report identifies where required, the ways that any retained trees can be protected during the construction process and will indicate the method statements required to cover tree protection work during the build phase. If required these more detailed guides will be prepared later for use by the contractor.
4. The trees surveyed meet the size requirements for consideration and most of the mature and protected trees have been graded 'B' under the British standard rating. Retention has been recommended in all cases where the trees provide an excellent landscape amenity to the neighbourhood and would provide a beneficial development setting subject to landscape and development sustainability.
5. One tree (T1) has been extensively studied by the Writer of this report and the LPA and agreed work carried out on the tree prior to this application. Concerns regarding the long term viability of the tree in this context have been expressed but its retention is still proposed despite our reservations relating to its retention in the context of housing and expected amenity land use.
6. Two trees have been identified as being in third party ownership and while retention is accepted the trees long term viability has not been investigated closely.

REPORT REMIT AND SUPPLIED DATA.

The purpose of the survey was to report on the implications for continued tree growth bearing in mind the proposed building developments on site and to report on the impact of the proposed development on the treescape. All tree locations have been plotted on a topographical plan provided by the client. Trees have been number tagged T1-T3, T5-T8, T11 and a named lime (Not covered by the TPO) and these are cross referenced on the plan and schedule.

The trees have been covered by Tree Preservation Order No. 7 1975 administered by Ribble Valley Borough Council. Several trees within the order have fallen or been felled in the past (T4/9/10) and some change of use of buildings has occurred. The surveys have taken note of all significant trees within the land area and other nearby trees which can have an effect on land use.

The Survey and report should be seen within the context of the wider planning process. Other specialisms including ecological and highways advice will also inform a final constraints plan.

Subject to the clients and Planning Authorities requirements this may involve the Consulting Arborist beyond the planning permission stage to the build and Tree protection process. The attached appendix (Fig 1. The Design and Construction process and tree care) shows the likely points of involvement.

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THE SURVEYOR

I am Ken Linford, a consulting arborist, trained in Quantified Tree Risk Assessment, application of BS 5837 (2012) and Tree Defect identification. I have experience as a tree care contractor for more than 25 years and have been providing a consulting service for Local Councils, private persons and architects for 15 years. My CPD record is open to inspection if required. I am covered by PI insurance by Hiscox Insurance Brokers.

TREE SURVEY CONDITIONS

Several site visits were carried in 2010 and 2011 and the trees were seen in full leaf and in dormant state. The tree T1 was climbed and inspected and its condition reviewed by both the applicants Consulting Arborist and a consultant appointed by the LPA.

The other trees were not climbed but the situation was viewed from ground level. Visual Tree Assessment Techniques was used throughout and hammer tests and a fine drill were used where required to determine trunk integrity and the extent of any decay.

THE TREE SURVEY.

1. The attached schedule lists and rates the trees.
2. The site comprises a roughly rectangular and level stock field incorporating a now disused scout huts with surrounding hard standing and is surrounded by the grounds of a care home including a green and copper beech of significant visual merit, the vicarage garden, the church and a small group of pine and larch with the field being enclosed by a stone wall along the Edisford Rd Boundary
3. The Trees are rated as per BS 5837 (2012). Most of the trees are mature and late mature in age class.

The appendix Table1 shows a Cascade chart used for Tree Quality Assessment.

TREE CONSTRAINTS PLAN AND SCHEDULE

As attached. The RPAs have been calculated using the guidance of BS 5837 (2012) which caps the root protection radius at 15m and a protection area of 707m²

A breakdown of the numbers of significant trees in different Grade categories, and age classes is as follows:

Grade	Total	Early Mature	Mature	Late mature
A				
B	8		4	4
C	1		1	
U		2		

1. A significant large horse chestnut (T1) is late mature and has suffered from large branch loss over past years. The tree has lost several branches over the past 20 years and it our view that the branch loss history together with the poor extension growth makes the retention of the tree difficult in an area where houses are nearby and children will be playing. A report commissioned by the LPA recommends retention of the tree and its reduction in height and secondary branch length. To make progress this recommended work has been completed and pruning wounds through the canopy indicate the branch reductions and stub removals that have been required. Future inspection carried out in concert with the LPA will indicate whether the tree will prosper and merit retention in the future.

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2. The remaining sycamores and horse chestnuts are structurally viable and will add to the maturity of the site in the future. They may present issues of shade to property and require appropriate root protection zones.
3. The two beech (T7/8) located in the grounds of Beech Grove Residential Care Home should be inspected by the Care Home operators. Both trees are large and mature and have indications of central butt decay. Close inspection has not been made at this time. The trees are covered by the TPO.
4. The lime tree located within the Church Hall Site and close by the entrance from St Pauls Terrace could be retained as natural screening. In the recent past the tree has been canopy lifted away from the end gable of the adjacent property on St Pauls Terrace at the request of the property owner. The stone wall bordering the site will be affected by the trees roots in future years and if retained within a garden the Epicormic growth around the base of the tree should be removed. The tree is not covered by the TPO.
5. Between T1 and T5 is located the remaining stump and basal growth of T4 and some self seeded Horse Chestnut from the same tree. This stump and regrowth would be removed to facilitate development.

SERVICES.

Services to include foul, water and power will be brought in via the main access road and will not impinge on root protection zones.

METHOD STATEMENTS

Subject to initial planning agreement further details will be supplied relating to:

- Fencing protection to trees and code of conduct for contractors regarding land use around and near to trees during the construction phase.
- Arboricultural supervision relating to tree protection during the build

Ken Linford
Consulting Arborist

TREE CHECK LTD
252 LEYLAND LANE
LEYLAND
LANCS
PR25 1XL
01772 621435

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TREE CONDITION REPORT
ON TREES AT LAND AT EDISFORD RD, CLITHEROE
Reviewed November 2012

Ref No	SPECIES	HGT	DBH (mm)	CANOPY SPREAD n s e w	CANOPY CLEARANCE metres	AGE CLASS	GENERAL CONDITION	VIGOUR G/F/P	WORK RECC FOR MANAGEMENT	S U L E	RPA Radius (m)	BS 5837 RATING
11	Horse Chestnut	24	1300	8	2	LM	Fair, low extension growth, 13 past branch failures. Past branch loss habit obvious. Co-dominant stems at 2m. Fluorescence Tested vitality good	P	The tree has been canopy reduced by 5-6m and major laterals reduced to 6m overall length. Stubs have been removed Retain and Monitor	15	15	B1
12	Sycamore	21	800	6w 3n	2	M/LM	Good. Light deadwood, Co-dom stems at 6m	F		30	9.60	B1
13	Horse Chestnut	21	820	5	1.5	M	Good/fair. Single past branch failure	F		40	10	B1
15	Sycamore	22	790	7	2	M	Poor extension growth	F		40	9.50	B1
16	Horse Chestnut	22	1180	9	1	M/LM	Good. Little deadwood. Low extension growth	F		30	15	B1
17	Beech	24	1300 est.	13s	2	LM	Good, no limb failure, drooping canopy over path and land	F	Crown raise to 6m		15	B1
18	Beech	24	1300 est.	12s	3	LM	Poor extension growth Three ganaderma FB visible. Tree owned by third party	F	Closer inspection Scope for canopy reduction		15	B1
111	Larch	12	480	5e	2	M	Decay cavity and stem bulge visible at 3m Tree owned by third party Good	F	Closer inspection Scope for canopy reduction		15	B1
	Lime	17	800	6	2	M	Good. Large epicormic growth, slight stag head deadwoods. Tree located within existing hardstanding and close to boundary wall	G	Remove epicormic growth and deadwood	40	5.7	B2 (group rating) C1

Within the site there are regrowths of felled trees (T4) and a fieldside alder close to the Edisford Rd Wall and of low amenity value

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**TREE
CONSTRAINTS PLAN
Scale 1:500**



Edisford Road- St Pauls Terrace

Pre-Application Summary

On behalf of the landowner, Lea Hough & Co undertook pre-application discussions in June 2010 with the Local Authority with a view to making a submission for a scheme of nine detached residential units.

The initial concept was received positively. However we were advised that some of the significant trees on the site would need to be retained, by virtue of them being covered by a Tree Preservation Order. Having obtained advice from a qualified arborist (Ken Linford, whose report accompanies this application), we considered that the retention of one tree (T1) in particular was unnecessary, on account of its relatively poor quality, questionable long-term viability and the potential impact it would have on any subsequent development.

Various discussions were held with RVBC through to 2011 regarding T1 and our concerns regarding its retention. These included a site visit, on-site intrusive testing and a climbing survey being undertaken, as well as extensive correspondence between the parties.

Following these lengthy discussions, the landowner agreed, in order to progress the matter, to amend the development proposal (to eight units) and undertaken some remedial work to help improve the tree.

However, on conclusion of this process, a further issue was raised by RVBC regarding the impact of development on the adjacent church. Two previous planning refusals were cited, although these dated back more than twenty years when the site and its context were considerably different.

In order to respond to this, changes were made to the line of development, the mass and siting of the accommodation (including garages) and detailed visual images of the site are submitted as part of the application to demonstrate the result of these amendments.

It is considered by the applicant that the lengthy pre-application process has resulted in a number of key changes to the scheme that reflect comments made by the planning officers, such that the proposal now fully addresses the key concerns that had been raised.



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**PROPOSED DEVELOPMENT
LAYOUT and RPA PROTECTION
FENCING (Red dashed line)**

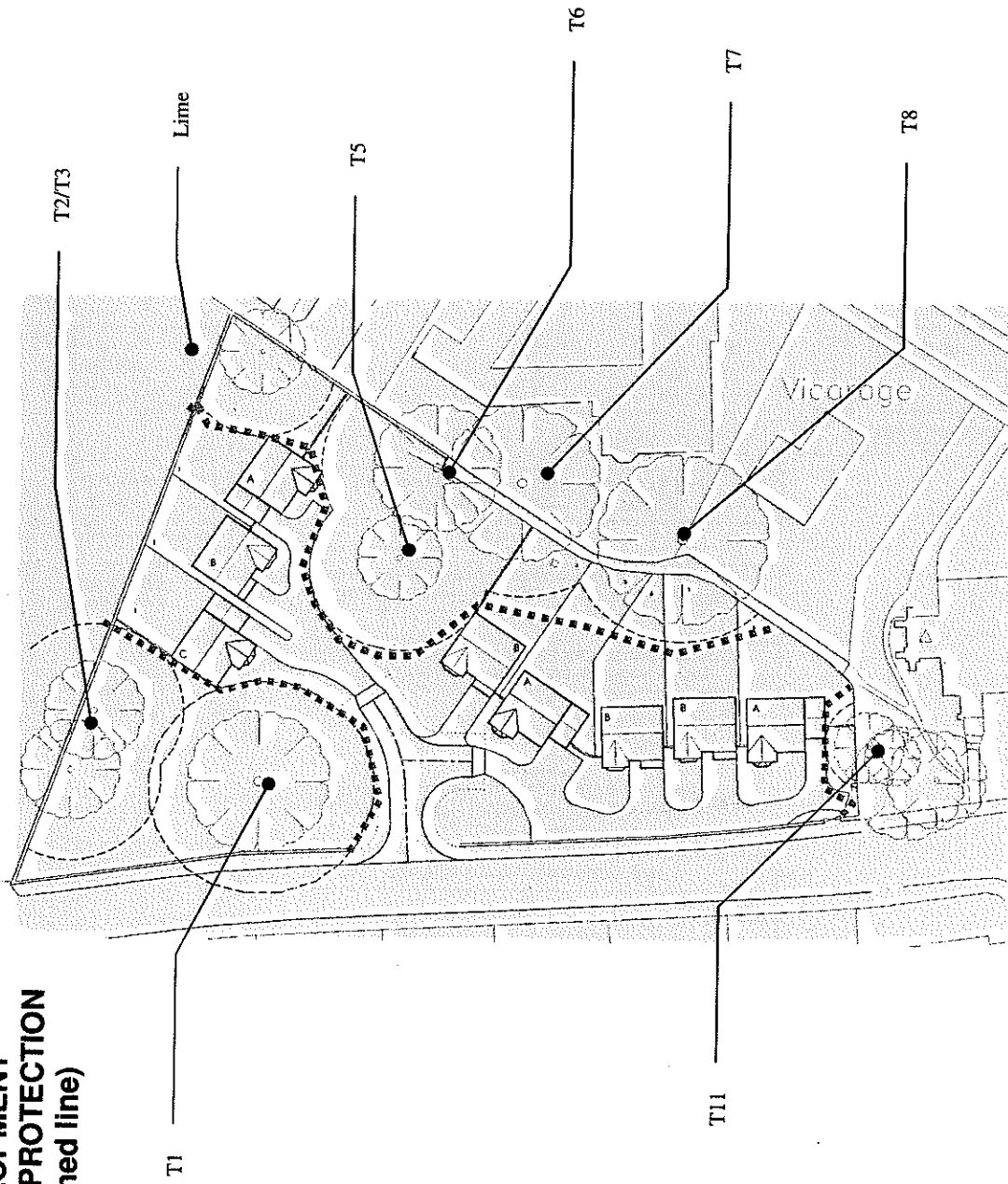
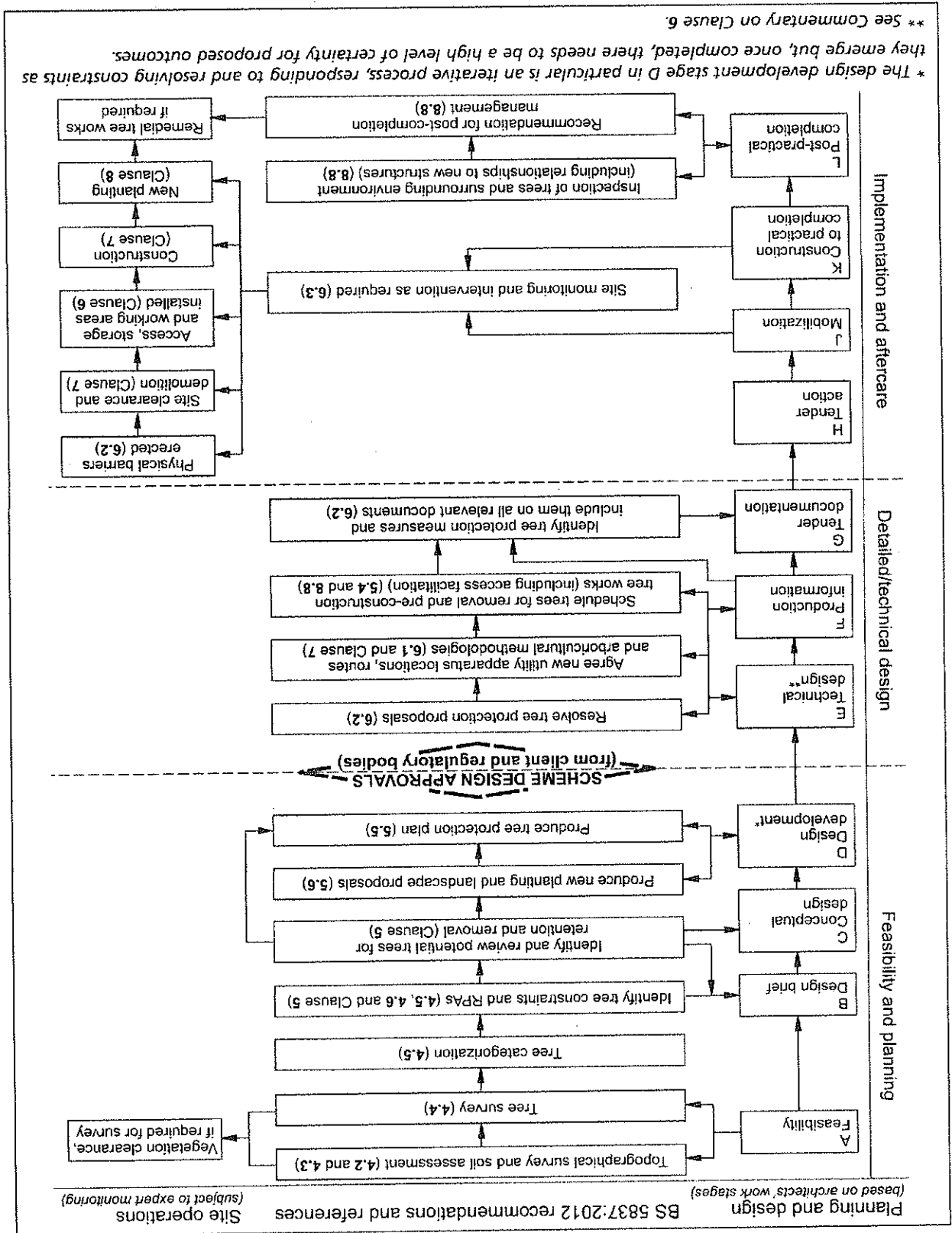
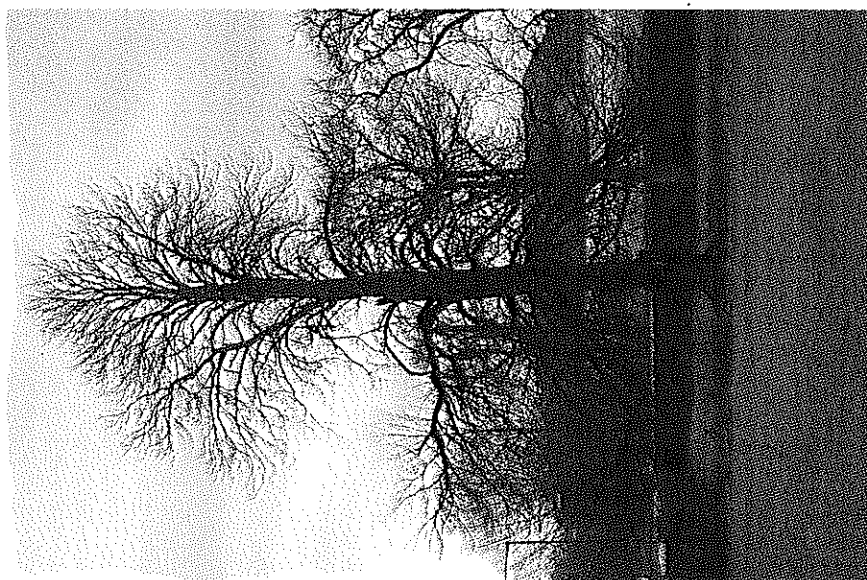


Figure 1 The design and construction process and tree care



PHOTOGRAPH OF T1 HORSE CHESTNUT SHOWING CONDITION AND PRUNING WORKS OVER TIME



January 2011



January 2012

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Table 1 Cascade chart for tree quality assessment

Category and definition	Criteria (including subcategories where appropriate)	Identification on plan
Trees unsuitable for retention (see Note)		
Category U Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years	- Trees that have a serious, irreparable, structural defect, such that their early loss is expected due to collapse, including those that will become unstable after removal of other category U trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning) - Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline - Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality <i>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve; see 4.5.7.</i>	See Table 2
Trees to be considered for retention		
	1 Mainly arboricultural qualities 2 Mainly landscape qualities 3 Mainly cultural values, including conservation	
Category A Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual; or those that are essential components of groups or formal or semi-formal arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)
Category B Trees of moderate quality with an estimated remaining life expectancy of at least 20 years	Trees that might be included in category A, but are downgraded because of impaired condition (e.g. presence of significant though remediable defects, including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the category A designation	Trees present in numbers, usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality
Category C Trees of low quality with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150 mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees with material conservation or other cultural value
	Trees present in groups or woodlands, but without this conferring on them significantly greater collective landscape value; and/or trees offering low or only temporary/transient landscape benefits	Trees with no material conservation or other cultural value