

DESIGN AND ACCESS STATEMENT

LAND OFF MILL LANE, GIBBURN, LANCASHIRE, BB7 4LN

**OUTLINE APPLICATION FOR THE CONSTRUCTION OF
28NO. RESIDENTIAL PROPERTIES**

MARCH 2014

1 ASSESSMENT

- 1.1 The application site comprises a greenfield site off Mill Lane, Gisburn which totals 1.43 ha. The land extends beyond the settlement boundary as defined on the Ribble Valley Districtwide Local Plan proposals map.
- 1.2 To the east of the application site, fronting on to Mill Lane, there are residential properties of two storey design. To the rear of these there is a modern industrial development comprising a number of smaller starter units originally developed by English Industrial Estates. To the south of the application site is the railway line linking Clitheroe to Settle. The application site is currently in agricultural use.
- 1.3 Within the application site land slopes in a westerly direction.
- 1.4 Mill Lane is on the northwest fringe of the village with the A59 providing direct links to Clitheroe and Skipton, Gisburn is therefore accessible by bus. Local services in Gisburn include a primary school, a recreation ground, a public house and several small retail outlets. There are a number of business premises in the village, and employment opportunities are also provided by the cattle market.

2 INVOLVEMENT

- 2.1 Pre-application advice was sought from Rachel Horton, a Senior Planning Officer ref RV/2013/ENQ/00138. Her written response, dated 16th October 2013, is attached as Appendix 1.
- 2.2 In the initial pre application stage the number of units was higher which was considered excessive and concerns were expressed regarding the proximity to the industrial units to the east of the site. The finalised scheme has been amended to result in a lower density and greater separation from the industrial uses.

3 EVALUATION

- 3.1 The reason for the submission of this application stems from the recent approvals of a residential scheme at the far end of the village on the former Gisburn diner site. The intention is to further develop the range of business and services

available within the village with the submission of a further application for a new hotel site which would also compliment the existing lodge park which has become a major tourist attraction in the borough to the north of the application site.

4 DESIGN

4.1 USE

4.1.1 The proposal seeks to redevelop the site for housing with a mix of 20 open market and 8 low cost social units specifically targeted for occupation by persons in housing need within the local community.

4.2 AMOUNT

4.2.1 The scheme proposes 28 residential units in total, comprising 20 open market properties and 8 social housing units. Furthermore, amongst the open market houses they will all be two storey family housing with a mix of three and four bedrooms.

4.3 LAYOUT

4.3.1 Site layout is one of the matters to be determined at outline stage, and has been informed by a number of factors. They include creation of a safe access point from Mill Lane, the need to provide adequate protection to existing tree cover on site; the proximity of light industrial uses to the east of the application site and the general topography.

4.3.2 The affordable housing units will be provided on two terraced rows immediately to the west of 3 Mill Lane.

4.3.3 An area of substantial tree planting is to be created as a buffer on the northern western and eastern boundaries between the development and the surrounding land uses.

4.3.4 Finally, the layout has also been influenced by a desire to seek to achieve Secured by Design status for the development upon completion, and by the need

to maintain appropriate privacy distances between existing and proposed dwellings.

4.4 SCALE

4.4.1 This is an outline application with access and siting only for determination at this stage. Accordingly the following details will serve only as an indication of the likely scale of the final development.

4.4.2 All the properties will be two storey. The anticipated height range for the properties is between 5.5m and 5.7m to the eaves and between 7.0m and 7.75m to the ridge.

4.5 LANDSCAPING

4.5.1 A detailed landscaping scheme is a matter which is reserved for subsequent approval following the grant of outline planning permission. The scheme will incorporate a substantial landscape buffer boundaries.

4.6 APPEARANCE

4.6.1 The appearance of the properties, including the choice of materials, is also a matter which is reserved for determination at a later stage. However the layout plan indicates a mixture of detached semi detached and terraced properties, and shows them to be set at varying angles to the access road and set back varying distances from it, thus resulting in an attractively laid out development.

4.7 CRIME PREVENTION MEASURES

4.7.1 Crime prevention is in part achieved by a layout which allows good inter-visibility between dwellings, and that is demonstrated by the layout plan. More detailed measures are appropriately considered at reserved matters stage, and it is anticipated will enable the achievement of Secured by Design status.

4.8 AMELIORATION OF CLIMATE CHANGE

4.8.1 Matters associated with the amelioration of climate change are to be addressed

by adopting sustainable design and construction methods as detailed in the Code for Sustainable Homes. The development will also incorporate measures necessary to achieve the Lifetime Homes Standard and adopt Secure by Design principles.

5 ACCESS

- 5.1 Access is one of the matters to be determined at outline stage. The access is to be taken directly from Mill Lane.
- 5.2 All the dwellings will be provided with a minimum two off-street parking spaces. In all cases one space will be on the driveway, and one will comprise either an integral garage or a second driveway space.
- 5.3 Level access can be provided into all the dwellings.

6 APPENDICES

- 1 Pre-application advice letter dated 16th October 2013