

5.6 Movement





6.0 Masterplan



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6.1 Evolution

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The illustrative masterplan for the site has been drawn to show how the site could come forward to include 275 homes and public open space.

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

6.2 Vision

- Provide upto 275 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 wildlife corridors and habitats.

6.3 Illustrative Masterplan

Layout Narrative

- 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.
- 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 Soft landscaped areas adjacent main access road provide soft edging.
- 5 Hedge lined streets, careful consideration to vista terminations at the open space areas and vantage points with views over the existing rural setting.
- 6 Outward facing blocks, well spaced creating a soft edge overlooking the openspace areas.
- 7 Retained Public Footpath, enhanced to create an attractive landscape feature and setting which highlights important pedestrian/cycle routes.
- 8 Principle 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.
- 9 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.
- 10 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.
- 11 Existing brook retained and enhanced with carefully designed landscaping to emphasis the rural setting.
- 12 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.
- 13 Local Area of Play (LAP)



6.3 Illustrative Masterplan



6.0 Masterplan

6.4 Layout and Access

6.4 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.

6.0 Masterplan

6.4 Layout and Access



Primary nodal area creates a focal point, incorporating a formal crescent open space framed with strong architectural facades & Dual aspect gateway blocks



Retention of Public Footpath across the site in an enhanced landscape setting



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.



Soft edging to main access roads & retention of hedges.



6.0 Masterplan

6.5 Amount

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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.

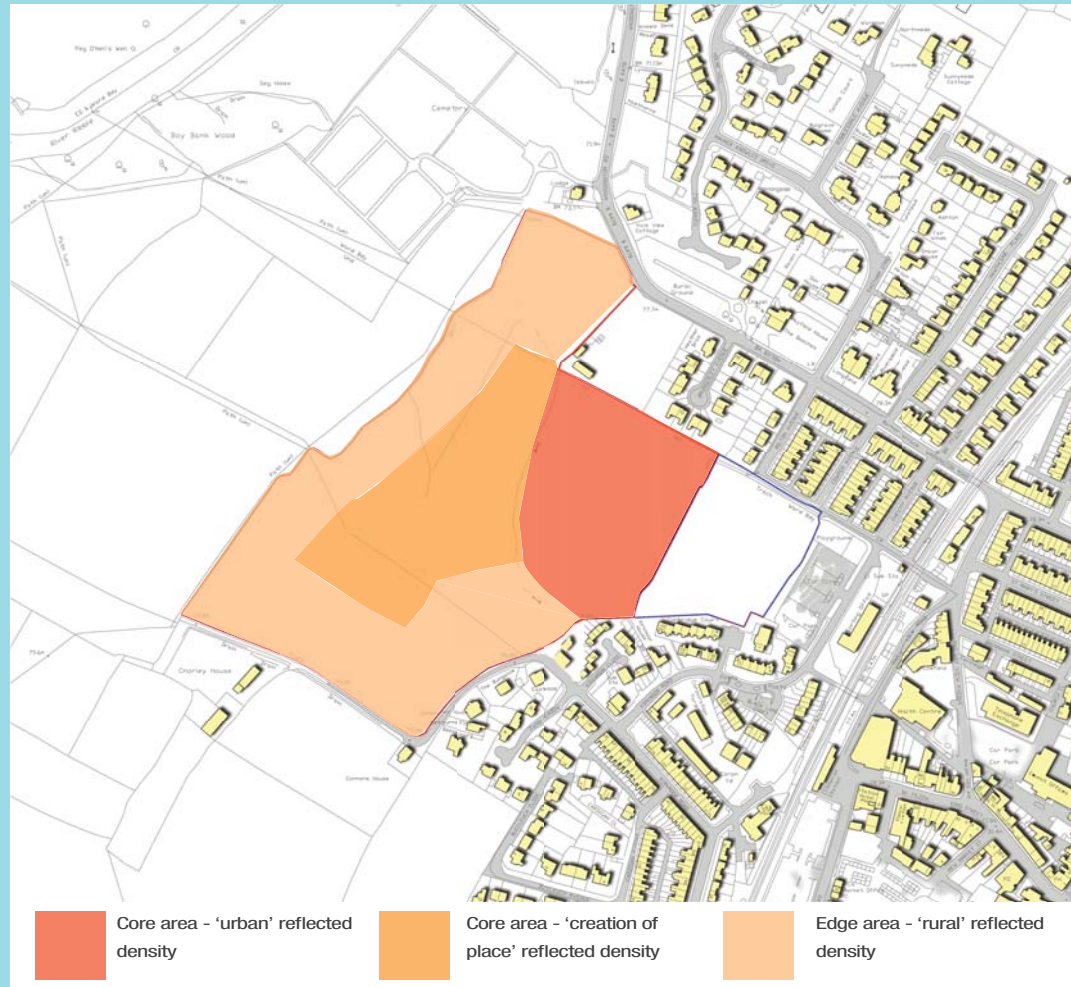


Diagram illustrates how density could be distributed across the site and respond positively with the existing landscape.

Gross site area - 9.2 Hectares,
Proposed number of dwellings - 275 units
Average density 29.9 units per Hectare.

6.6 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.

6.7 Density

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Key

-  High Density
-  Medium Density
-  Low Density



6.0 Masterplan

6.8 Sustainability Objectives

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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. The incorporation of the existing brook into the masterplan and Suds approach to alleviate potential flooding .

Reducing the affects of Climate Change

The houses will be built to the appropriate code for sustainability under the current protocols adopted by the SoS and enforced under the Building Regulations 2014.

Upon occupation the aim is to achieve recycling and composting rates above the borough average and reduce the amount of waste going to landfill. The homes will be fitted with A rated gas and electricity appliances. Grey water recycling and renewable energy will also be incorporated in the scheme.

The proposed development will not result in the use of any natural resources considered to be in short supply and insulating material shall only be used if it has an ODP of 0 and a GWP of less than 5 in either its manufacture or its composition. These matters are included in more detail in the D&A statement with this application.

6.9 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 or as appropriate under the current Building Regulations.

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 using Secure by Design ethos 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, energy efficiency and accessibility.

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.

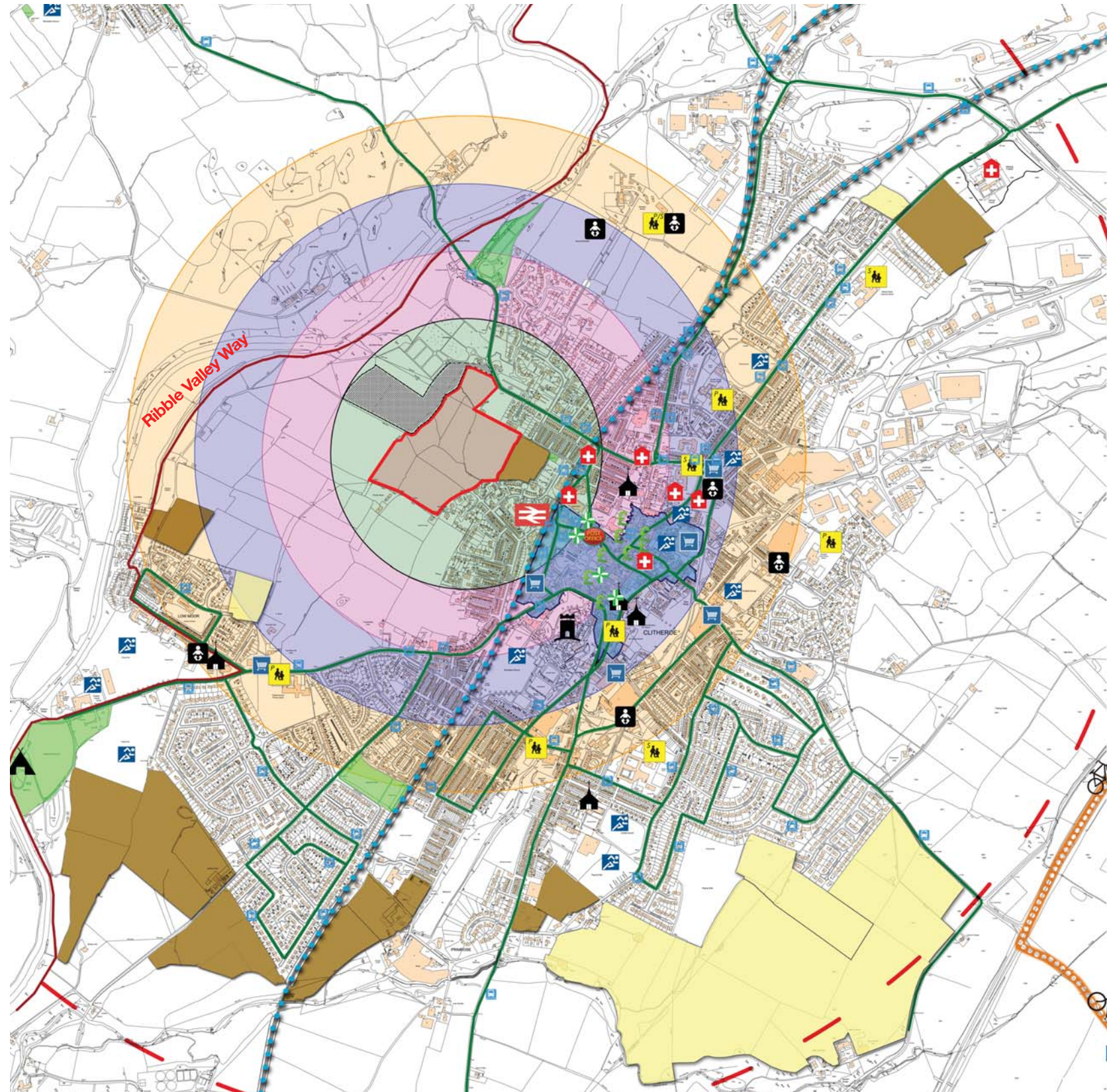
Ensure that access to the countryside and opportunity for enjoyment of biodiversity are integral elements of the scheme.

Although the Code for Sustainable Homes has now been suspended and incorporated in to the Building Regulations 2014, the developers aspirations will be to provide a fabric first approach to design, complimented with high efficiency heating and hot water systems, low energy lighting and where appropriate renewable energy installations.



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6.9 Sustainability



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





7.0 Conclusions



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7.1 Key Benefits of the site

- ADDRESSES THE MATTERS RAISED BY THE APPEAL DECISION (REF APP/T2350/A/13/2194601)
- 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.



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