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| <b>Urban Design Observations</b> |                                   |                      | <b>Officer:</b> | <b>Stephen Kilmartin</b>                                                                                                                                                                             |
| <b>Description:</b>              | Land off Henthorn Road, Clitheroe |                      |                 |  <b>Ribble Valley<br/>Borough Council</b><br><a href="http://www.ribblevalley.gov.uk">www.ribblevalley.gov.uk</a> |
| <b>Application Ref:</b>          | 2017/0433                         | <b>Case Officer:</b> | S.K             |                                                                                                                                                                                                      |
| <b>Response Ref:</b>             | 2017/0433/UD/01                   | <b>Issue Date:</b>   | 01/08/17        |                                                                                                                                                                                                      |

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| <b>General Observations:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>1.1</b>                   | I note that the application is made in outline with all matters reserved save that for access. However, the Local planning Authority is of the opinion that the overall masterplan and design approach to the proposed development should be clearly established and considered at this stage. This will aid in ensuring that the current application, if approved, will fully inform and guide the approach taken to the site at later detailed design stages, particularly in relation to any subsequent reserved matters submissions.                                                                                       |
| <b>1.2</b>                   | The Local Planning Authority is of the opinion that adopting this approach ensures a level of consistency in the transition from outline to reserved matters stage and allows for acceptable principles and parameters to be agreed at an early stage in the design development of the proposal. Adopting this approach additionally ensures that the Local Planning Authority can assess the overall benefits associated with the development and to some degree assess the potential visual or physical compatibility with the landscape or character of the area and identify any areas where potential conflict may arise. |
| <b>1.3</b>                   | I note that the layout and house types provided are to be considered as 'illustrative' only however it is likely that such details, particularly given the level of detail provided, are likely to be relied upon by any applicant at subsequent stages. As you will be aware it will be the Local Planning Authority's intention to condition matters relating to subsequent submissions insofar that they should be in substantial accordance with the documentation submitted at outline stage.                                                                                                                             |
| <b>1.4</b>                   | In respect of the submitted details I have the following observations/comments:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Landscape/Ecology:</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>2.1</b>                   | The site encompasses a portion of Public Footpath 17 within its boundary, with development being proposed directly adjacent the aforementioned route. It is my opinion that the introduction of the                                                                                                                                                                                                                                                                                                                                                                                                                            |

proposed development will therefore significantly alter the user experience of those utilising this portion of the route. At present the well-used route is largely informal and a typically rural and tranquil experience. Due to the proximity of the proposed development this is likely to significantly change to that of a more suburban experience, albeit for a small distance. In light of this and taking account of Policy DMB5 which requires '*compensatory enhancements such that there is a net improvement to the public Right of Way Network*' I am of the opinion that a commitment should be provided at this stage that ensures such 'enhancement' is secured as part of the overall early master planning/design approach to the site.

- 2.2** At this stage I am uncomfortable with the proximity of the proposed development to the aforementioned Public Right of Way (PROW), in particular the siting of plot 17, the proximity of the boundary treatments associated with plots 17 and 25, the proximity of the private access drives serving plots 17 and 18 and the private pedestrian access to plot 25. Clear delineation should be provided between the route that discerns between the PROW and that which will become private curtilage or access. I suggest that this be achieved through the introduction of a significantly increased landscape margin or buffer area that should accommodate substantial native hedgerow and tree planting. The extent of the aforementioned margin should be clearly defined (in metres) at this stage and should form part of an overall parameters plan.
- 2.3** I have similar concerns in respect of the proximity of the turning head (opposite plots 19 and 12) and access route to the shared parking area to the east of plot 16. I am of the view that a similar landscape margin should also be implemented in these areas, largely to delineate and protect the character of the PROW. Connectivity with the development can be maintained by the inclusion of well-considered breaks in such margins to ensure pedestrian permeability.
- 2.4** The proposal, in my opinion, represents an anomalous and discordant incursion into the defined open countryside that results in the erosion of an area of land that acts as buffer between the built development to the north and Pendleton Brook to the south which clearly results in a loss of a sense of openness in the area. I therefore do not consider that such an incursion could be considered acceptable unless it can be demonstrated at this stage that it can be accompanied by a significant level of well-considered landscape mitigation that would minimise the visual impact of the proposal and to some degree protect the character of the area.
- 2.5** I have significant reservations and concerns relating to the 'hard' interface with the defined open countryside to the west and how the development terminates in a linear manner delineated by road and footpath. I see no evidence that any attempt has been made to mitigate the visual impact of the proposal along this western boundary and do not consider that the development, as a result, would

successfully reflect the transitional from a suburban to rural/semi-rural context. I do note that a small portion of land to the west has been allocated to accommodate an 'attenuation pond and ecological enhancement planting' however I do not consider this area in isolation could be considered adequate to accommodate a well-considered landscaping proposal that would sufficiently or adequately mitigate the visual impact of the proposed development, particularly given it fails to include any provision for planting at the northern western extents of the site opposite plots 1,2 and 22.

- 2.6** The linear manner in which the development terminates to the western extents of the site should be mitigated through the implementation of a more organic arrangement/layout that includes the provision of significant native species landscaping that significantly softens the transition from the development into the defined open countryside to the west. The extent/arrangement of the aforementioned margin should be clearly defined (in metres) at this stage and should form part of an overall parameters plan.
- 2.7** I have noted the contents of your Phase 01 Habitat Survey but have concerns in respect of the limited proposed mitigation and further concerns that the proposal fails to contain sufficient information that would ensure an '*overall net enhancement of biodiversity*' as required by Key Statement EN4 of the Ribble Valley Core Strategy.'
- 2.8** I am also aware, having utilised the route a significant number of times, that Pendleton Brook offers valuable wildlife habitat including foraging/feeding opportunities for a number of bird species, no detail appears to have been provided in respect of potential impacts upon the aforementioned species and furthermore no details of potential mitigation or enhancement have been provided.
- 2.9** Due to the presence of well-established linear landscape features and their proximity to the watercourse it is highly likely the area has significant value as an area for foraging birds/bats, therefore the potential to accommodate nesting/roosting provision upon buildings exists and such provision should not solely be limited to tree mounted provision as recommended within the report. In this respect, taking account of the location of the proposed site, the Local Planning Authority would seek to secure a 1:1 ratio of bat/bird box/brick provision upon each dwelling, the locations of which to be recommended by a licenced ecologist. I would therefore request a commitment at this stage to provide provision at the aforementioned ratio or alternative provision which results in an equatable level of habitat enhancement/uplift.

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| <b>Illustrative Layout:</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>3.1</b></p>             | <p>Whilst I accept that the submitted layout is illustrative only, for the purposes of clarity, should a similar layout be presented at the relevant detailed reserved matters stage I would have a number of concerns as follows:</p> <ul style="list-style-type: none"> <li>• Rear elevation to side gable offset distance between plots 12-13 and plot 11 should be in excess of 13m.</li> <li>• The proximity of plots 8-10 to the plot 2 of extant consent 3/2014/0461 raises concerns in respect of potential detrimental impact upon residential amenity. He proposed dwellings in some case appear to be sited less than 10.5m from the rear shared boundary and 15m from the approved location of plot 02. It is likely as a result, should windows be located on the north east elevation of plots 8-10 that the private amenity space of plot 2 will be excessively overlooked. I also consider, should windows be sited on the south west elevation of plot 2, that plots 9 and 10 may suffer from direct overlooking at a distance less than 21m. Whilst I appreciate detailed matters relating to plot 2 have yet to be clarified, the relationship at this stage, does cause concern.</li> <li>• RVBC Waste Services have raised concerns in respect of refuse vehicle access. The width and surfacing of the primary roads is considered acceptable however the secondary roads would not adequately allow for the manoeuvring of refuse collection vehicles. It is therefore suggested that refuse collection point provision be provided at the junctions where the primary routes meet secondary routes.</li> <li>• Should the layout be revised at this stage I would emphasise that any revisions should take account of my concerns relating the developments interface with the defined open countryside as conveyed in the landscape/ecology section of this response.</li> </ul> |
| <b>Indicative Housetypes:</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>4.1</b></p>             | <p>Whilst I accept that the submitted house types and street scenes are illustrative only I have a number of concerns in respect of the proposed external appearance of the dwellings and also concerns in respect of the supporting information contained within the Design &amp; Access Statement relating to the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

design and external appearance of the dwellings. These are best summarised as follows:

- Given the peripheral location of the site and its direct interface with the defined open countryside I do not consider that red-brick to be appropriate as a primary facing material given it usually has more 'urban connotations'. I consider that limiting the materials palette to that of render and stone/reconstituted stone will allow the development to be more successful in reflecting visually, the rural context of the site.
- I welcome the inclusion of artstone heads and sills but would also request that the use of artstone jambs/surrounds also be considered.
- Roof animation/articulation should be considered with variation in the roof scape provide through the introduction of chimney stack detailing on a number of key plots including those that may benefit from an outward aspect into the defined open countryside.
- Explore the opportunity to adopt a more semi-rural architectural language that would more successfully reflect the landscape context of the site.
- I have enclosed a small number of sketch elevations to convey the above points.

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| <b>Affordable Housing/Contributions</b> |  |
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**5.1** In respect of the affordable housing provision on site our Strategic Housing Officer has offered the following observations:

*With regard to the affordable housing offer from the site the mix of 2 bed bungalows and 3 bed houses is a suitable house type mix. The tenure mix will need to include both affordable rent and affordable home ownership preferably a 3:4 provision. With a mix of both tenures for both house types.*

*All the affordable units will need to meet the nationally described space standards and the bungalows meet the definition below*

*'A unit of accommodation that provides a principle bedroom and bathroom at ground floor, in addition to and without compromising kitchen/dining and living room provision , all of which shall be designed to meet national space standards. All internal arrangements at ground floor level and*

*external arrangements shall also accord with specifications of category 2 housing as defined in M4(2) of Approved Document M (volume 1 2015) of The Building regulations 2010. For the avoidance of doubt the ground floor accommodation shall possess the ability to be habitable without necessitating the need for access to upper floor accommodation by the user.'*

*Within the Section 106 there will need to include a local connection requirement for all the affordable units and over 55 yr old requirement for the bungalows.*

**5.2** Bungalows solely for occupation by those over 55 years of age will have to meet the following definition:

*A unit of accommodation/dwelling that shall not be occupied by a person under the age of 55 years except that in circumstances of a married couple or civil partnership at least one person in the married couple or civil partnership is not less than 55 years of age.*

*The unit of accommodation/dwelling shall provide a principle bedroom and bathroom at ground floor, in addition to and without compromising kitchen/dining and living room provision, all of which shall be designed to meet national space standards. The internal and external arrangements of the unit of accommodation shall accord with the specifications and requirements of category 2 housing as defined in M4(2) of Approved Document M (volume 1 2015) of The Building regulations 201 (or any subsequent revisions).*

*For the avoidance of doubt the ground floor accommodation shall possess the ability to be habitable without necessitating the need for access to upper floor accommodation by the user.*

**5.3** Further to the above any non-bungalow accommodation for occupation by those aged over 55 will have to meet the following definition:

*A unit of accommodation/dwelling that shall not be occupied by a person under the age of 55 years except that in circumstances of a married couple or civil partnership at least one person in the married couple or civil partnership is not less than 55 years of age.*

*The internal arrangements of the unit of accommodation/dwelling shall accord with the specifications and requirements of category 2 housing as defined in M4(2) of Approved Document M (volume 1 2015) of The Building regulations 201 (or any subsequent revisions).*

**5.4** These definitions should be contained within the S.106 agreement for the proposal.

**5.5** As you will be aware Policy H3 of the Adopted Core Strategy states the following:

*15% of the units will be sought to provide for older people on sites of 10 units or more.*

*Within this 15% figure a minimum of 50% would be affordable and be included within the overall affordable housing threshold of 30%. The remaining 50% (ie the remaining 50% of the 15% older people's element) will be for market housing for older people.*

This should be reflected within any S106/Heads of terms put forward and will require an element of the open market housing to be reserved solely for occupation for those over 55 years of age, these matters can be discussed in detail with our Strategic Housing Officer Rachael Stott.

**5.6** There will be a requirement for a contribution towards Leisure facilities within the Borough calculated at a rate of £216.90 per person as follows:

- 1 bed unit 1.3 people
- 2 bed unit 1.8 people
- 3 bed unit 2.5 people
- 4 bed unit 3.1 people
- 5 + bed unit 3.5 people

I note that no on site public open space is provided, a financial contribution will be sought in lieu of this and suggest that you contact Mark Beveridge (Head of Cultural and Leisure Services) to discuss this matter further.

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| <b>Concluding Comments/Observations:</b> |  |
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| <b>6.1</b> | The above observations have been provided on the basis of the level of information submitted and the comments contained within this response represent officer opinion only, at the time of writing, without prejudice to the final determination of the application. |
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| <b>6.2</b> | Should you wish to discuss any of these matters further please do not hesitate to contact me. |
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|  | <b>Officer:</b> | <b>Stephen Kilmartin</b> |
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