

2.0 The Process

2.1 Assessment

The proposals have been subject to detailed analysis of the site's constraints and opportunities. The image below shows the site within its context showing the existing site constraints.

KEY:

-  *The Site*
-  *Existing Development*
-  *Site Access*
-  *Views out*
-  *Boundary to new hospital to provide screening*
-  *Screening to be provided to Industrial Estate*



2.2 Involvement

2.2.1 Planning

A separate planning statement has been prepared by PWA, a copy of which is included with the planning application.

This Application follows the recently withdrawn outline application for residential development submitted by the NHS. Therefore, the stakeholders and local community have recently been consulted on a similar scheme for residential development. The NHS (as joint applicant on this proposal) have previously consulted the Civic Society, Victorian Society and Clitheroe Town Council. The Applicants are aware of the objections raised with regards the demolition of non-heritage assets, however the retention of the existing building is unviable.

2.2.2 Heritage

A heritage statement has been prepared by WYG Group and accompanies this application.

The statement concludes that the development involves the loss of two non-designated heritage assets as well as other buildings and structures that are not heritage assets. The two non-designated heritage assets proposed for demolition, the former Workhouse and Infirmary buildings have been assessed as being of low (local) heritage significance, primarily for their aesthetic and historical values. Their loss would have minor adverse effect.

Photographic recording of the interior, exterior and immediate surroundings of former Workhouse and Infirmary buildings has been recommended, and it has been suggested that the installation of some interpretation about the former Clitheroe Union Workhouse as part of the proposed landscaping should be included in the development. This will mitigate to some extent the loss of some of the historical values of the nondesignated heritage asset.

2.2.3 Landscaping

A full landscaping scheme Ref: 5493_01 has been prepared by TBA Landscape Architecture and accompanies this application.

2.2.4 Arboricultural Method Statement

An Arboricultural Method Statement – Ref: BS 5837:2012 prepared by HELMRIG Ltd accompanies this application.

Most of the proposed development is to the rear of the grounds where there are still a few category A trees and a couple of orchards and hedges. The entire front area should be fenced off with access being made via the current road surface. To the west, some high quality trees are to be removed and a new road constructed, the existing trees will need protection by the use of a cellular confinement system prior to any construction, allowing plant machinery access for the new road surface to be installed.

Tree protection of all these trees during the construction will be required in order to prevent root damage. There is capacity within the site for remedial planting of any trees removed.

2.2.5 Ecology Appraisal Report

An Ecological report has been prepared by ERAP Ltd.

The report states that 'a residential development at the site is feasible and acceptable in accordance with ecological considerations, wildlife legislation and the National Planning Policy Framework', also stating that 'it is possible to implement reasonable actions for the protection and long-term conservation of the roosting bats associated with the site, and redevelopment at the site will provide an opportunity to secure suitable habitats for roosting bats at the site in the long term'.

2.2.6 Transport Assessment

A Transport Assessment has been prepared by WYG Group.

The assessment states that the site is accessible by sustainable modes of transport and therefore supports the principles of NPPF as well as giving evidence that the proposed development would not have any significant traffic impacts and therefore is compliant with paragraph 32 of the NPPF.

2.2.7 Pre-Development Report

A Pre-Development Report by HELMRIG Ltd, has been prepared to accompany this application.

The development will benefit from the retention of a significant number of trees, 53 in total, 5 trees are to be removed due to their condition and 13 trees are to be removed due to the development proposal / effects of knotweed removal.

2.3 Use

The site was previously land occupied by original Clitheroe Union Workhouse, and latterly the Clitheroe Community Hospital until the construction of the new building. Currently it is unallocated white land within the urban boundary.

KEY:

- Residential
- Education
- Employment
- Urban Greenspace



2.4 Evaluation

The process stage allows us to prepare a robust proposal that works within its context and constraints, whilst maximising the site's potential.

Wherever possible the design aims to retain mature trees and utilises any natural gradients of the site.

The residential areas within the proximity of the site are typified by a mixture of detached, semi-detached, mews and terrace style housing with much of it having direct access from the adjacent Chatburn Road.

The proposals will ensure that the new development will complement the local surroundings and will fit comfortably with the existing housing located around the site.

The layout will minimise the impact on the existing properties located around the site, but particularly on the eastern edge boundary which abuts the new development of the Clitheroe Community Hospital.

3.0 Design

3.1 Site Opportunities & Development Concepts

Urban Form

The proposed development respects the existing character of the locality with the properties responding positively to the surrounding areas. The development retains any existing mature trees where possible and with new planting along the northern, eastern, western and southern boundaries of the site and aims to implement them into the landscape features on the site.

The design considers its location and respects the residential character of the surrounding area and Clitheroe.

The proposed development has enabled the construction of the new community hospital to the East of the site, by providing a funding source for the development.

Wherever possible, all high value trees will be retained and integrated within the development.

Movement

The site is bounded on the North and West by green open space, to the South with existing settlement and the East with new development. The site will be accessed off Chatburn Road along with the pedestrian entrance through the green frontage area. By proposing new pedestrian footpath links, greater connectivity with the wider setting from Chatburn Road, will be possible

Green Spaces

A large open green space is proposed within the development towards the northern boundary which will be well connected and form an important part of the green network.

3.2 Public Realm & Green Network

A large open green space is proposed for the new development. The retention of the former hospital lawns and mature trees located on the northern boundary of the site creates a wide strip of public open space giving the site an attractive mature, green buffer and a sense of arrival which will connect the site with surrounding green areas to form an important part of the green network. This space will be well connected and help enhance ecology and wildlife benefits.

Wherever practical, public areas within the site will have active frontages with properties facing the public realm with front doors and/or habitable room windows providing natural surveillance to the public areas whilst also framing the space.

3.3 Site Topography

Careful consideration has been made towards the site topography. The existing site is relatively level with a gradual rise in level from Northern boundary through the public open space. This grading has therefore had minimal impact on the site.






The areas of land adjoining the site follow the same contours and therefore there should have minimal impact on the treatments to both the north and south boundaries.

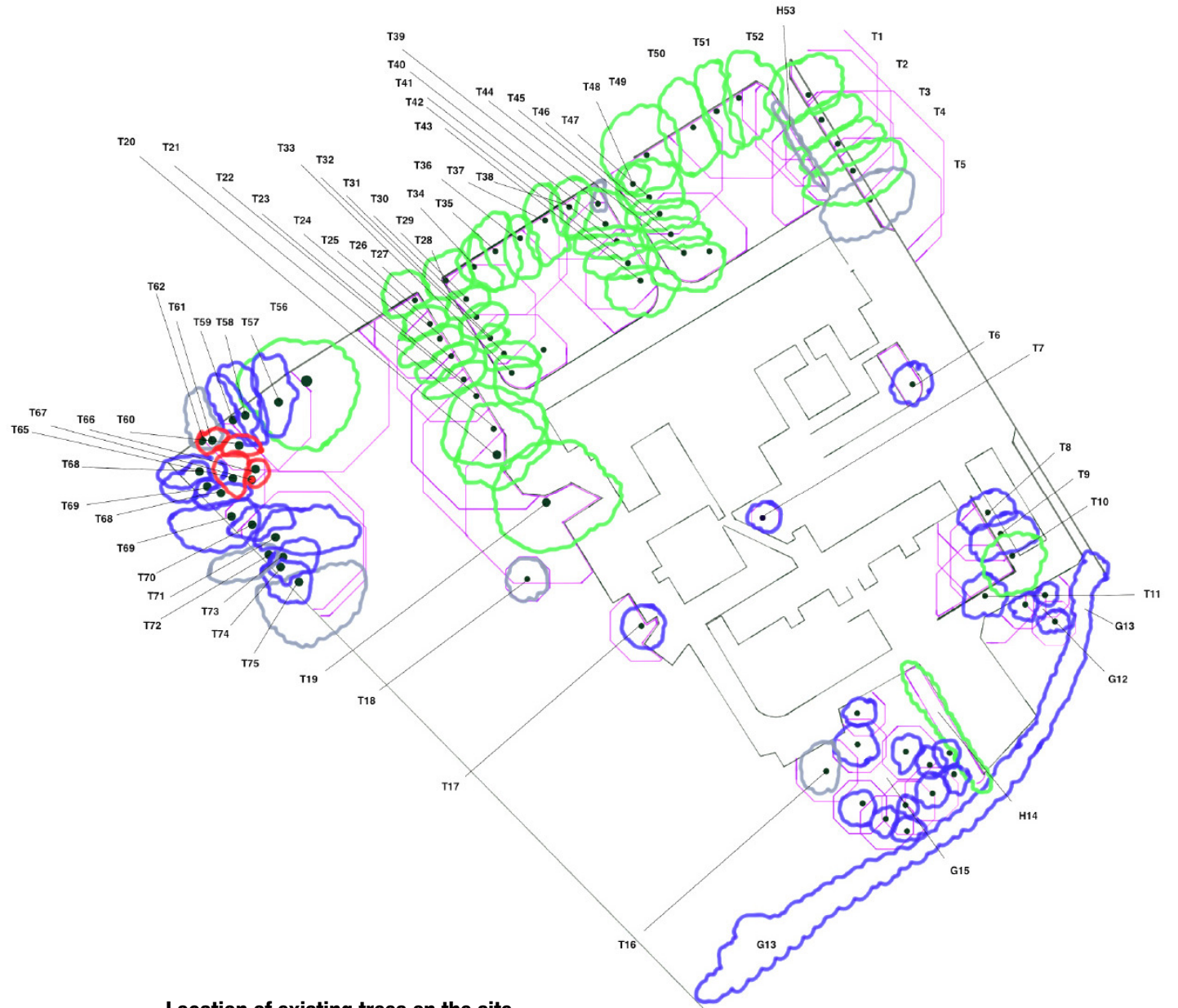
Where possible, the topography will be used to minimise the impact of the new development on the surrounding area.

3.4 Existing Trees & Hedges

Consideration has been given to the existing trees on the site. The existing tree cover is generally situated close to the northern area of the site. There will be a requirement for removing several of the trees to the north-western corner of the site, though it is intended to provide extensive new tree planting within the development that will more than mitigate for the trees lost.

A full tree survey and Arboricultural Impact Assessment accompanies this application.

-  Category A Tree
-  Category B Tree
-  Category C Tree
-  Category U Tree
-  Root Protection Area



Location of existing trees on the site

3.5 Considerations

- The layout must be designed so that a sense of space is created upon arrival in the site.
- The properties to the site frontage need to respect the character and scale of the surrounding area.
- Roads and private open spaces should be positioned to allow for the most efficient use of the land.
- Avoid overlooking of properties to the eastern and southern boundaries to retain privacy for the new development and existing industrial settlement.
- Provide reasonable separation between existing and proposed dwellings to comply with Ribble Valley Borough Council's normal standards.
- Existing high quality trees to be retained wherever possible.
- Provide well designed street terminations and vistas within the site.
- Secured by design principles to be applied to the layout where possible.

3.6 Response

- The layout has been designed to provide a sense of arrival into the site from Chatburn Road.
- New dwellings facing the public open space frontage of the site will retain the building line of the existing from the former hospital to provide a distinctive character and strong boundary between the development area and open space.
- Adequate separation distances to be provided to existing settlements surrounding the site.
- Road design and extent retained to a minimum within the site.
- Existing landscape features incorporated into the proposed layout wherever possible.
- Houses orientated to view the public open space will provide natural surveillance for security.

4.0 Appearance & Landscape

4.1 Landscaping

Retention of the former hospital lawns and mature trees towards the northern boundary will form part of a landscape buffer along the frontage of the site to help create an attractive landscape feature.

Wherever possible existing trees and planting/hedgerows, are to be retained and reinforced with new planting where necessary.

Individual dwellings will have various boundary treatments including brick walls enclosing private garden areas where they overlook public spaces, close boarded fencing to rear boundaries and fencing between dwellings.

To the western boundary, it is proposed to provide hedge planting to create a soft boundary between rear gardens of the dwellings and existing open green space as well as forming a green link between the open fields and the site.

Feature planting will be carried out along the length of the access roads within the site.



An extract of the detailed landscape design accompanies this application