

LAND SOUTH OF PEEL PARK AVENUE, CLITHEROE, LANCASHIRE

DESIGN & ACCESS STATEMENT IN SUPPORT OF A PLANNING APPLICATION



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Foreword

The site provides a significant opportunity to deliver a new, sustainable and high quality landscape led residential development.

This Design and Access Statement has been prepared in support of a full planning application submitted to Ribble Valley Borough Council (RVBC) for up to 34 over 55's bungalows at land South of Peel Park Avenue, Clitheroe. 'The site' is shown edged red on the Site Location Plan which accompanies this planning application.

The planning application is submitted in full detail and seeks permission for the:

“Construction of 34 over 55's bungalows (Use Class C3) with associated open space, landscaping, and vehicular access taken from Peel Park Avenue and any ancillary development thereto.”

This Statement has been prepared in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015. The purpose of this Statement is to describe the design principles and concepts that have been applied to the development and also how issues relating to access have been addressed by the applicant.

The content of the design element of the Statement must demonstrate how the physical characteristics of the scheme have been influenced by a thorough process, which includes:
Assessment;
Involvement; and
Evaluation

The following design parameters are addressed:

Use - What the land and buildings will be used for.

Amount- How much development can the site can accommodate.

Scale- How big the buildings and spaces will be, specifically their height, width and length.

Layout - How the buildings and public and private spaces will be positioned and the relationship between them and buildings and spaces around the site.

Appearance - What the building and spaces will look like, for example building materials and architectural details.

Landscaping - How open spaces will be treated to enhance and protect the character of a place

The access - This element of the statement must include two aspects of access to the development:

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.

Inclusive access - How everyone can get to and move through the place on equal terms regardless of ages, disability, ethnicity or social grouping.



An example of some of the documents referred to in the production of this planning application



Introduction

Purpose

Applethwaite Homes is applying for full planning permission to develop 34 over 55's bungalows at land South of Peel Park Avenue, Clitheroe. The proposed development would deliver a range of high quality, high specification homes for the local community in a sustainable location. The new homes would contribute to Ribble Valley Borough Council's housing supply.

RVBC's Local Plan has been fully considered throughout the design process. The following chapters of this design and access statement will demonstrate that the siting, design, scale and materials to be used in this development will be of a character which maintains and enhances the quality of the landscape and will be in keeping with local vernacular.

The Site

The application is accompanied by a suite of supporting documents. This Statement should be read in conjunction with the Planning Statement prepared by Smith & Love Planning Consultants and other technical assessments including:

- Flood Risk Assessment
- Landscape Briefing Notes
- Phase 1 Geo-Environmental Assessment
- Transport Assessment
- Ecological Report
- Arboricultural Survey



Site Analysis

The Site

The site extends to approximately 1.97 Hectares (4.89 acres). It is located to the South East of the main settlement of Clitheroe. The North and East of the site is bounded by residential properties and proposed access will be to the North West of the site off Peel Park Avenue.

Site Surroundings

The site is situated in the town of Clitheroe which is characterised by both single and two storey, terraced, semi-detached and detached properties. It is bound by residential development to the North and West and to the South and East by fields. Clitheroe has existing local amenities, these include: high schools, primary schools, shops, a hospital, medical centres, road, rail and bus links within a short walk/driving distance.

Whilst the area to the south of the application site currently comprises open agricultural fields, the land is formally allocated, through the Ribble Valley Core Strategy, as the Council's strategic mixed use development site ('Standen'). The site allocation intends to deliver over 1000 new residential units, along with commercial, employment, community and educational uses. The proposal at Peel Park Avenue should therefore be viewed as infill development within the newly expanded settlement boundary, rather than lying at the edge of the existing urban area as it would initially appear.

There is a bus stop within close proximity, to the proposed site entrance which travels in the direction of Padiham and Clitheroe town centre. The centre of Clitheroe is 0.5 miles from the proposed site.

The context of the local area can be seen in the land use assessment diagram below.



Key

Site Boundary

Residential Areas

Education

Care Home

Shops

Committed New Housing Development

Key

The Site

Schools

Hospital

Motorway

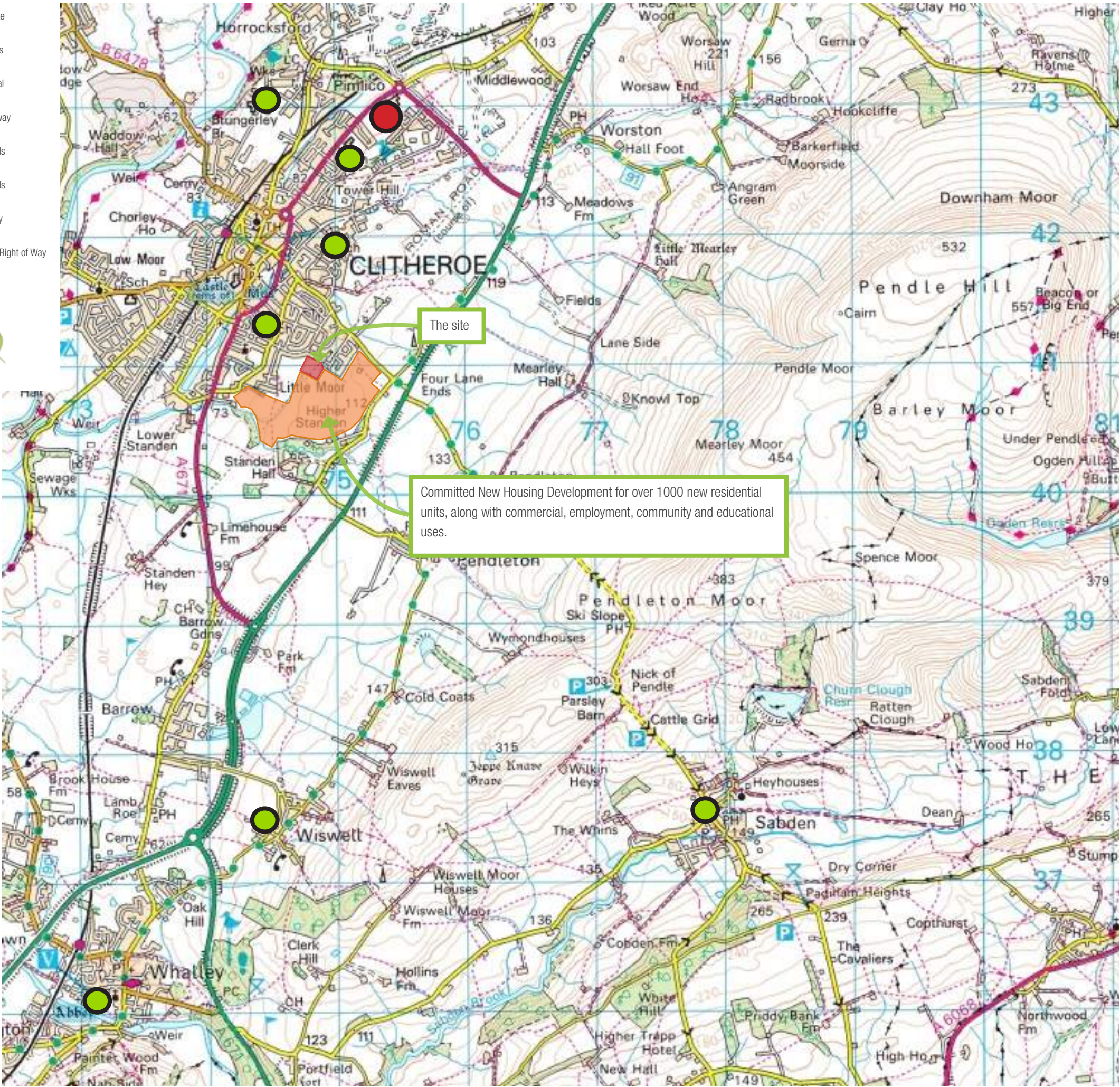
A Roads

B Roads

Railway

Public Right of Way

N



Surrounding Character

The site is surrounded by various styles of houses, examples of these are demonstrated on the following page. These have helped to influence house types, landscaping and style across the proposed site.



Detached bungalow finished in stone and render. Straight uninterrupted eaves line.



Terraced bungalow dwellings found on Standen Road. Finished in pebble-dash render with tiled roof tiles.



Terraced properties on Mayfield Avenue. Finished in pebble-dash render with grey concrete roof tiles. Parking is to the front of the properties on the road.



Semi-detached properties on Peel Park Close. A half brick, half render design is a prominent feature in the elevation with horizontal emphasis windows. Parking to the side on driveway and garage.



Detached property on Claremont Drive. Featuring a mono-pitched roof, finished in brick and slate. Parking is to the front and in the integral garage.



Detached property on Claremont Drive. Large glass porch and double integral garage is a prominent feature in the elevation.



Example of semi-detached dwellings on Peel Park Avenue. Finished in pebble-dash render with horizontal emphasis to windows and concrete tile roofs.



Example of a detached dwelling with driveway and garage. Gable fronted house with horizontal emphasis to windows. Finished in brick and render with concrete roof tiles.



Example of detached dormer bungalow on Peel Park Avenue. Large chimney breast is a prominent feature in the elevation. Parking is to the front and side of the property with an integral garage.



Large detached property on Claremont Avenue. Double gable fronted house with horizontal windows with vertical emphasis. Finished in white render with feature quoins.



Large detached property on Shays Drive. Finished in render and brick with horizontal emphasis to the windows. Brick detailing within the render is a prominent feature.

Constraints & Opportunities

Summary of Reports

From the initial sketch proposals, throughout the design process, technical advisors have been involved in the evolution of the proposals, analysing local information and producing reports to help guide the design.

Ecology

A Ecological Appraisal and a Bat, Barn Own and Nesting Bird Survey outlining the ecological value of the site has been prepared by Ribble Ecology and accompanies this planning application.

Highways

The Transport Assessment concludes that the proposal offers an opportunity to bring forward a sustainable development that integrates well with the existing community, meets NPPF and emerging local planning guidance, and does not have a significant impact on road capacity or safety levels.

Trees

A tree survey has been prepared by Ascerta and accompanies this application.

Flood Risk

The FRA concludes that the site is within Flood Zone 1. The residential development will be solely located within Flood Zone 1. It is concluded that the Flood Risk Assessment and Drainage Management Strategy is commensurate with the development proposals and in summary, the development can be considered appropriate in accordance with the NPPF.

In accordance with the National Planning Policy Framework, surface water from new development should be carefully managed; and must not exceed existing runoff rates and volumes. Post development surface water runoff rates which exceed these values must be attenuated on-site prior to discharge to a receiving watercourse or sewer; or to ground via an infiltration device.

Evaluation

The outcomes of the technical assessments and individual studies provide a good starting point for the outline design of the scheme and for any key issues to be taken account of at that outset. Generally, there are no inhibitive environmental constraints presented by the specialist studies that have been conducted.

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

The principal vehicular access to the site will be off Peel Park Avenue.

Site Features

The site consists of land currently used for arable farming. The site is made up of a modest sized field which is bounded by hedgerows, trees and in part by residential properties. There are bus stops very close to the proposed site entrance.

Site boundaries

North: The site is bounded by large detached dwellings on Claremont Drive. Beyond lies further residential development associated with Claremont Avenue and Hereford Drive.

East: The site is bounded to the north east by Shays Drive and its associated buildings. The south east of the site is defined by hedgerows and trees with fields beyond.

South: To the south lies fields after a boundary of hedgerows and trees.

West: The site's north western boundary is met by residential properties on Peel Park Avenue. To the west the site is bounded by hedgerows and trees with a football pitch facility beyond.

Topography and drainage

The site slopes from 96.8m in the top North West Corner to 102.04m in the bottom South East corner, over a distance of approximately 210m.

Public Rights of Way

There are no public rights of way within the site boundary.



Flood Risk Assessment

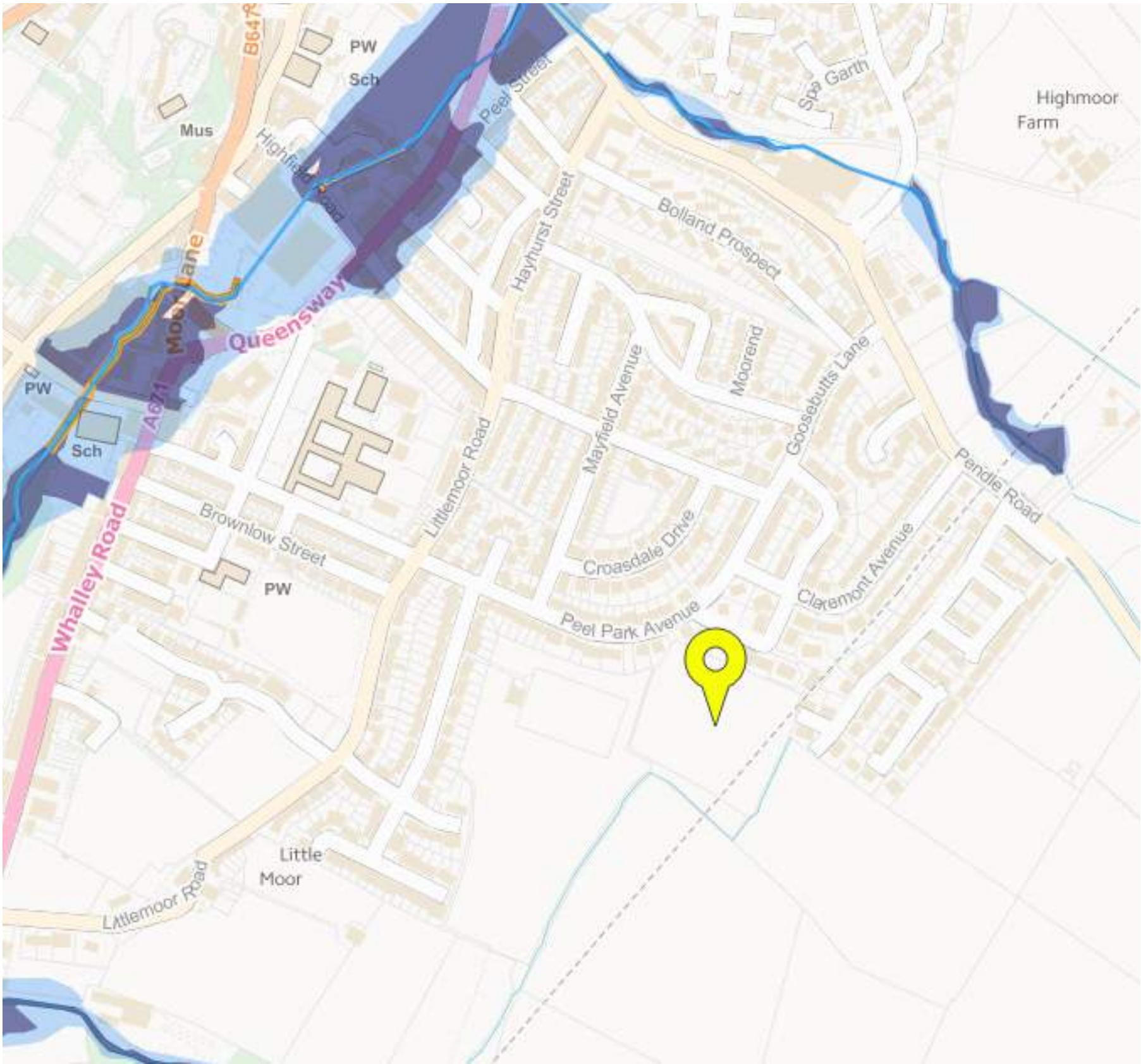
A Flood Risk Assessment has been undertaken by Michael Lambert Associates. The FRA concludes that the site is within Flood Zone 1, an area with very low fluvial risk. The site is outside the flood risk area of all other identified sources of flood potential and as such the development type is deemed to be suitable for this location.

The field area for development is floodzone 1 above any local 1 in 1000 year risk levels. It is currently rough grass and 34 bungalows are proposed. The new hard areas of roads and roofs will generate much more surface water runoff and this will be collected and stored on site to enable the peak outflow rate to be limited to 28.8 l/sec in accord with DEFRA's SC030219 guidance document for new surface water flows from developments. This will improve the current situation of the existing field generating unlimited runoff flows to the local surface water systems in storms and this will reduce and lessen runoff flows and downstream flood risk.

New surface water will flow into the western boundary ditch which is part of the site and foul flows will be pumped to the existing public foul sewer network. The site is not at risk from other sources of flood risk and development to housing will lessen downstream flood risk because of the on-site storage as required by DEFRA guidelines.

The existing site is a field area of approx 2 hectares to the south of Peel Park Avenue and next to playing fields. The site has a level range of 97m to 102m AOD with the lowest level in the Northwest corner close to Peel Park Avenue. The general ground slope is downhill from 102 at the east side to 97 at the west side. The field is drained by a ditch which is shown on the site survey and which also is marked as having a spring to the rear of 30 Peel Park Avenue. There is another ditch system to the east of the site which flows southwards and then underneath the site and then southwards again and this joins up with the stream from under the A59 which flows through Higher Standen to join Mearley Brook which flows through Clitheroe. A Roman road is marked along the eastern part of the site. The site itself is floodzone 1 above any local 1 in 1000 year risk levels and the Environment Agency flood map for planning shows this.

The existing drainage mode of the field is sheet overland flow westwards to the local ditch. The site is part of an area that drains southwards to eventually flow into the Ribble. A local nearby small catchment has an area of 0.61 km² and an annual rainfall depth of 1250mm. DPSBAR the average bedslope is 90.1 m /km and BFIHOST is 0.346 indicating on average less absorbent soils. The site itself is part of a similar larger catchment of area of 6.38km².
B2030 Peel Park Avenue FRA 3 23/8/17 mel Version 01



Ecology

Envirotech NW Ltd were commissioned in September 2017 by Eric Wright Group to carry out an ecological appraisal of land off Peel Park Avenue, Clitheroe, Lancashire. It is proposed that new houses are constructed on the site.

A data search and desk study of the site and an area within 2km of the site were undertaken to establish the presence of protected species and notable habitats. The site was then visited by Envirotech NW Ltd on the 25th September and 20th October 2017. A full botanical survey of the site was initially undertaken and this was followed by surveys to establish the presence or absence of bats, amphibians, nesting birds, brown hares and badgers at the site or in proximity such that they may be affected by the proposed development.

The plant species assemblages recorded at the site are all common in the local area and of considered of low ecological value. Domestic gardens and sympathetically landscaped open space is considered to offer habitat of equal or greater ecological value.

A building to be demolished has negligible potential for use by bats.

None of the hedgerows around the site perimeter were considered important under the Hedgerow Regulations (1997).

Birds are likely to utilise hedgerows on site boundaries for nesting between March and September. Any vegetation clearance should therefore be undertaken outside of this period.

No other notable or protected species were recorded on the site.



Existing Trees and hedges

A survey of the existing trees on and adjacent land off Peel Park Avenue, Clitheroe, BB7 1EU has been carried out by a suitably qualified and competent Arboriculturalist in accordance with British Standard 5837: 2012. *Trees in relation to design, demolition and construction - Recommendations.*

The purpose of the survey and of this report is to identify the impact of the proposed development of the site on trees, both within and immediately adjacent the site, in accordance with the provisions of BS5837: 2012.

The development of the site will involve the construction of 34 residential units, which will directly require the removal of a G1, G2, T5 and T6.

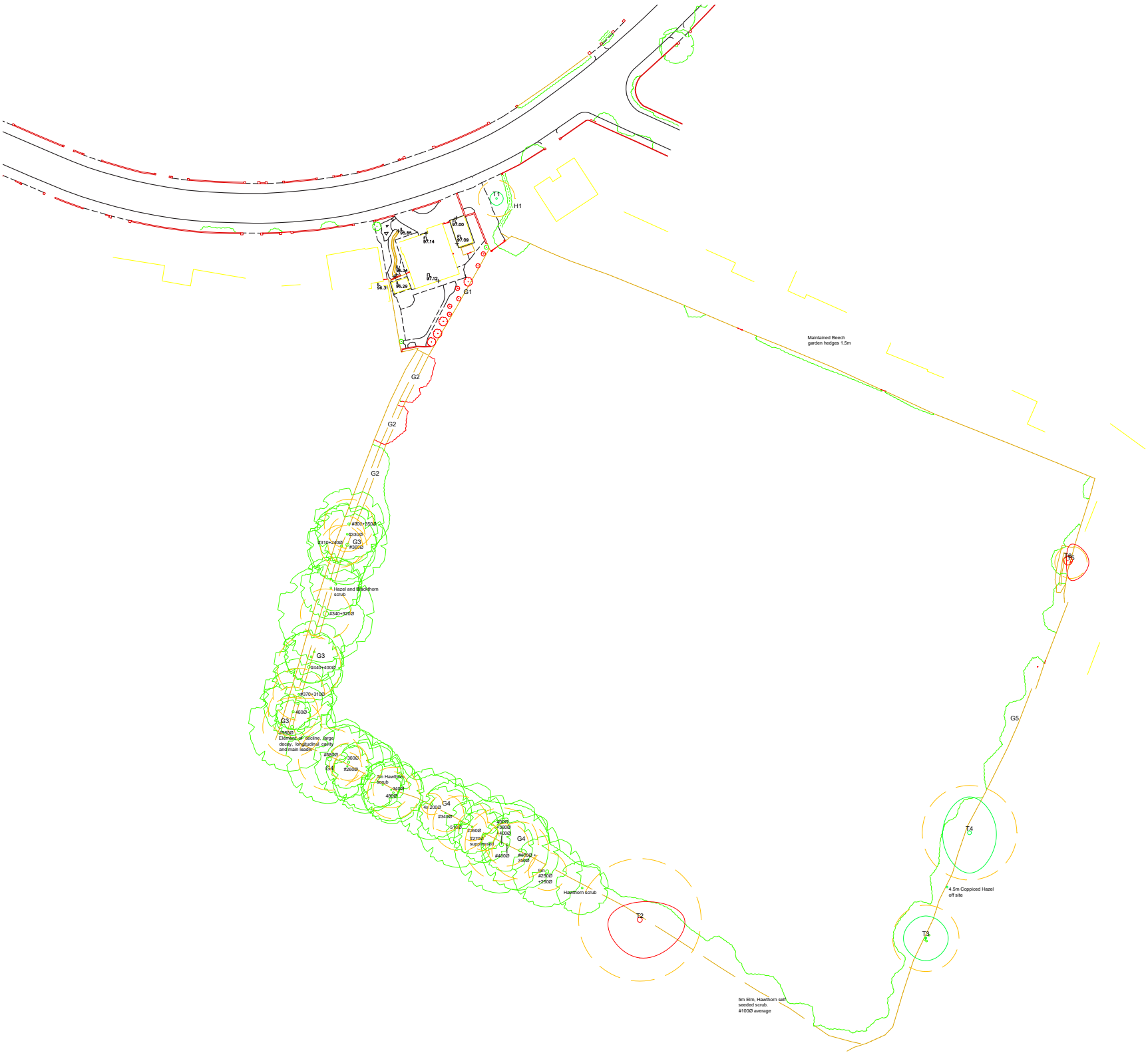
We have also proposed the removal of T2 on the basis of limited safe long-term retention value within the developed site.

Mitigation for the impact of the development can be provided in the form of the following:

The erection of protective fencing in advance of the commencement of the development to safeguard the root systems of retained trees.

Compensation for the impact of the development, together with landscape and biodiversity enhancements can be achieved by way of the following:

The planting of trees, shrubs and where applicable hedges as part of a comprehensive landscape scheme to replace any vegetation lost and to integrate the development into the wider landscape; The use of a mixture of native and ornamental species within planting schemes, where those species are suited to the site and local landscape.



Development Concept

The Development concept is more than just a single drawing, it is the evolutionary design process that is necessary to create a high quality development and enable us to progress through to the detailed design stage. The following chapters go through this process explains the thoughts and input of the design team and showing how collaboratively, they came together, to form a development which considers the following:

- Consideration of constraints and opportunities
- Integration into the existing neighbourhood
- Creation of place
- Creation of well defined streets and spaces
- Character
- Public and private spaces

Having considered the site's constraints and opportunities we have been able to start to draw up an initial concept. The sketch adjacent shows the initial development concept masterplan for the development.

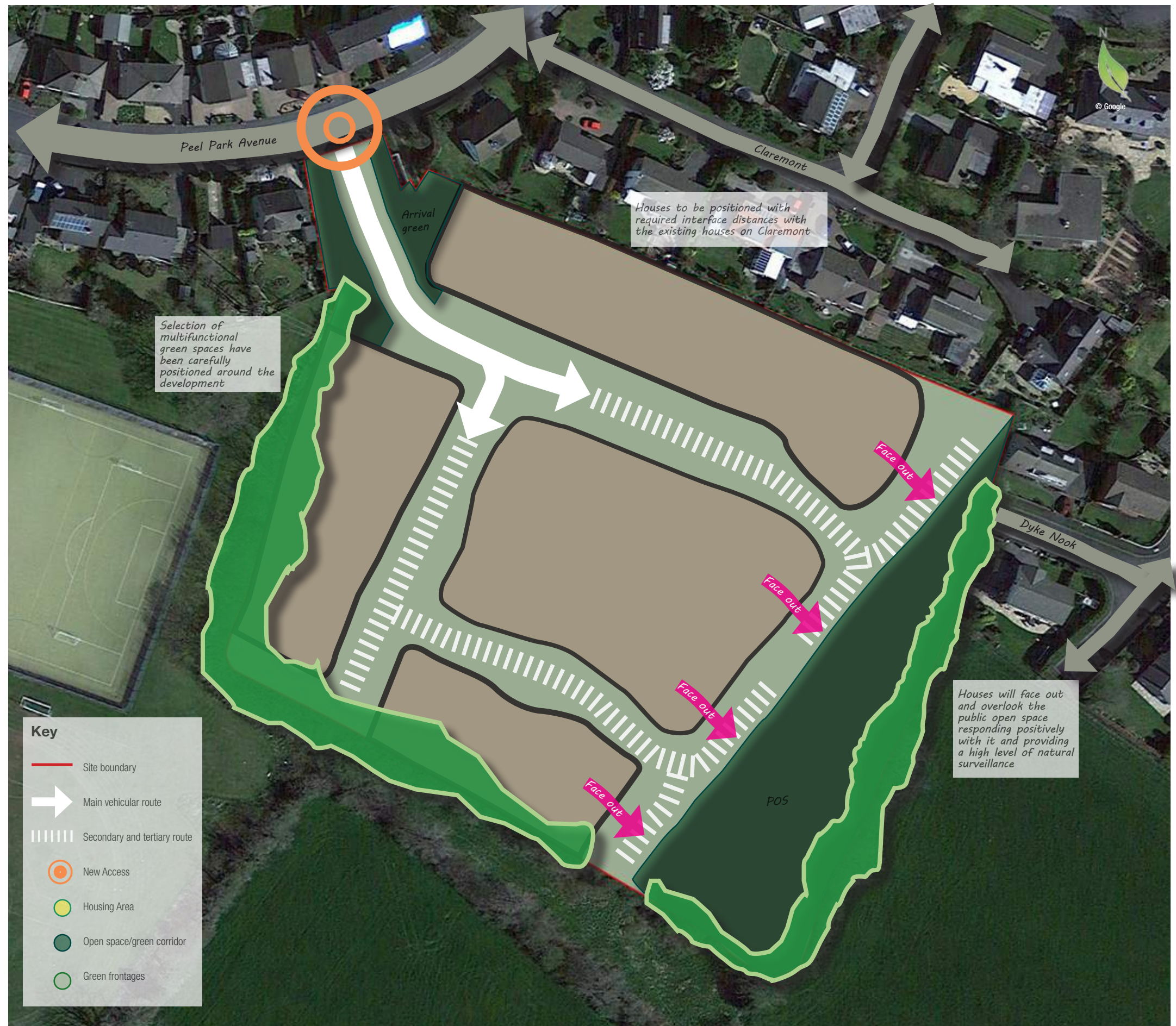


Development Concept

Having now considered the green infrastructure, movement, constraints and opportunities we are left with potential areas for development.

Illustrative Masterplan

- Upon entering the site from Peel Park Avenue, legibility is promoted via the road/footway network hierarchy. A primary route will run through the site and secondary routes will branch off into housing areas.
- Attractive landscaping will frame the entrance into the development.
- Open space to the east will be created in the form of a Community Green.
- Dwellings will face onto the public open space to the east, providing active frontages and acknowledging the importance of natural surveillance. This will create a safe and secure environment.
- In order to achieve good design on-site, the proposals will ensure that the amenities of neighbouring residents on Claremont and Dyke Nook are not adversely impacted upon.
- The masterplan demonstrates that the proposals will not be out of character with the surrounding development and will sit well with existing development in terms of its integration into Clitheroe



Development Concept

This application is for a full planning application (namely appearance, layout, landscaping and scale) for the erection of over 55’s bungalows with associated landscaping and infrastructure pursuant to outline planning consent reference 15/0547

Use and Amount

The proposed development scheme seeks to provide 34 new over 55’s bungalows (use class C3) comprising an indicative mix no. 1, 2, and 3 bed detached, semi-detached bungalows maintaining the character of the local area.

Mix of Housing:

Accommodation	Indicative No.	%
1 Bedroom Properties	7	20%
2 Bedroom Properties	17	50%
3 Bedroom Properties	10	30%

Paragraph 50 of the NPPF is clear that to deliver a wider choice of high quality homes local planning authorities should plan for a mix of housing based on current and future demographic trends as well as market trends. The proposed mix is driven by Applethwaite Homes knowledge and experience of demand in the local market.

Scale

The proposed dwellings are all single storey. This scale is considered appropriate to the local context and topography of the site.

Appearance

Dwellings within the layout will consist of various materials, including; render, stone and brick. With a variety of details including heads and cills, stone surrounds and quoins. These characteristics are indicated with the streetscenes and materials plan which have been submitted along side this full planning application.

Landscape

A robust, new landscape scheme has been designed which aims to ensure the development has themes which accord with the local setting. New planting consists of trees, hedges, shrub planting, climbers, bulbs and wild-flower. New tree planting includes ornamental and native species to encourage wildlife and enhance biodiversity. Native shrub mixes are used within the open space to create a buffer against rear garden boundaries. The shrub varieties chosen will have year round interest, in form, texture and colour. Ornamental varieties are proposed as expected in a domestic setting and are intended to attract insects and birds. Shrubs are proposed within front gardens and in key areas

to mark entrances, junctions and focal points. Specimens within shrub beds, at selected locations, add greater impact. Climbers enhance the street scene, encourage wildlife and break up the fence lines and blank walls. Bulb and wild-flower planting are proposed to add seasonal colour and reflect the informal character of the open space. In addition these landscape elements are an ecological enhancement. All of the landscape features will be actively managed, after the development is complete, to ensure that the overall landscape structure remains viable in the long term.

Open Space Provision

As shown on the Detailed layout it is proposed that a generous amount of multifunctional publicly accessible open space is provided. This will comprise informal green space, landscaping, open space, green infrastructure and ecological enhancements.

Detailed Design

Layout Narration

1 - Attractively laid out arrival green highlighting the gateway into the development. Houses are carefully positioned and orientated to overlook this important area. Trees and native shrub groups will be planted along the western boundary.

2 - Curved street geometry helps calm vehicle speeds as well as add interest in the street scape. Houses will face out onto the main access corridor providing active frontages and responding positively with the street.

3 - Houses will face onto the main movement route creating active frontages. This important route will promote legibility via the road/footway network hierarchy. This primary route will run through the site, secondary and tertiary routes will branch off into the housing areas.

4 - Careful consideration has been given to interface distances and the relationship with the existing houses on Claremont Drive. Enhanced landscaping and generous interface distances along the eastern edge will help protect the amenity of the existing houses.

5 - Landscape strip maintained over the Roman road.

6 - Houses face out over the public open space providing active frontages and natural surveillance. This will create a safe and welcoming environment.

7 - Attractively laid out multi functional public opens space. New and existing tree planting will provide a soft edge to the development as well as provide ecological benefits.

8 - Existing trees retained providing a soft edge and mature landscape setting.



Streetscenes



Street Scene A-A



Street Scene B-B

Appearance

Form

House are a maximum of one storey in height.
 Formal spacing of windows and doors with some asymmetry
 Simple plan form with expressed gables
 Square and splayed bay windows

Typical details

Casement windows, coloured cills
 A mixture of tile hanging and vertical boarding to elevations
 Occasional asymmetry generated by bay window
 Deep overhanging eaves with deep barge boards
 Externally expressed chimney to plot one near the entrance

Materials

Walls will be a mixture of render and brick. Tile hanging or fvertical boarding to bays and gables.

Openings

Formally spaced windows and doors. Casement windows, coloured cills. Occasional asymmetry generated by bay or dormer windows.

Roofs

Principally grey thin leading edge tiles. A mixture of hipped and gabled roofs. Deep overhanging eaves with deep barge boards.

Chimney

Generally brick stack located on plot one near the entrance to the development.



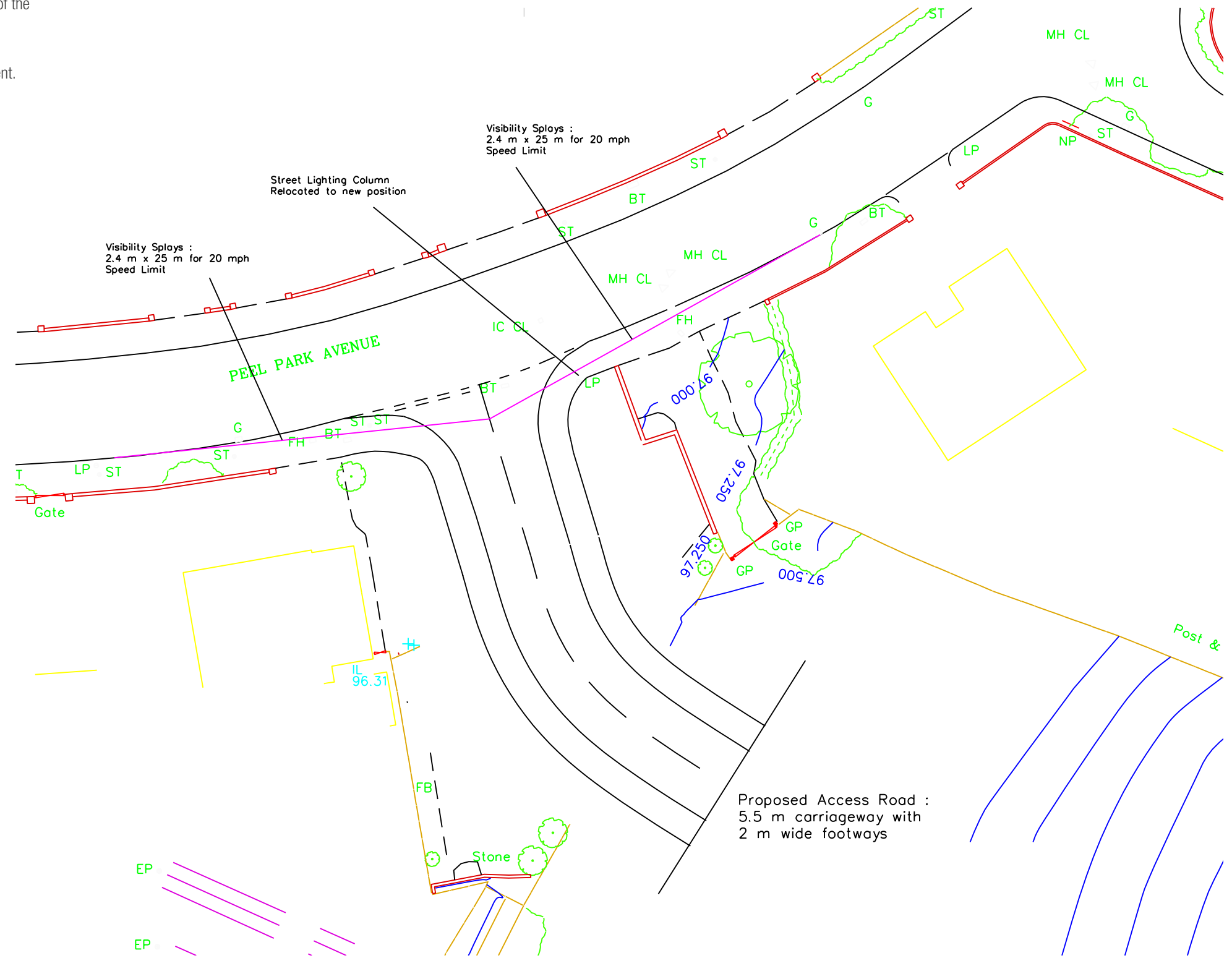
Access, Movement & Street Hierarchy

Proposed Access

The proposed site access will be taken from Peel Park Avenue. It has been designed in accordance with both government and local authority design standards.

The access carriageway will be 5.5m in width with 2m footpaths on both sides of the street.

Appropriate viability splays have been provided as shown on the diagram adjacent.



Access, Movement & Street Hierarchy

Movement & Street Hierarchy

The movement network has been set out so that the street hierarchy is logical and the development is easy to navigate.

The hierarchy of streets is illustrated on the adjacent drawing. A main vehicular route comprised of a 5.5m road runs through the centre of the site. Secondary and tertiary routes branch off the main route. This establishes a clear hierarchy of streets.

A series of easily identifiable areas act as nodal points within the development. These are shown on the adjacent diagram.

Access for all

The proposed development addresses a number of principles and policies with regards to access:

- The ability to access the site by car, foot and cycle to a range of local services and facilities to meet basic needs
- Good quality outside public open space which enjoys a high standard of security and access
- A neighbourhood within easy access to public transport
- The road network hierarchy designed to encourage low speeds and social interaction

Key

- Site boundary
- Main vehicular route
- Secondary and tertiary route
- New Access
- Housing Area
- Open space/green corridor
- Green frontages
- ✱ Nodal Area



Land South of Peel Park Avenue, Clitheroe, Lancashire

Design & Access Statement

In support of an application to develop over 55's bungalows