

Design and Access Statement

Proposed development of 39 residential dwellings with associated landscaping, access and works

Land at Chatburn Road and Pimlico Road, Clitheroe Oakmere Homes

September 2019

1.0 Introduction

- 1.1 This Design and Access Statement has been prepared to support a planning application for the erection submitted on behalf of Oakmere Homes of 39 residential dwellings with associated landscaping and access on land at Chatburn Road and Pimlico Link Road, Clitheroe.
- 1.2 This statement explains the concept and principles of the development in relation to accessibility, local character, community safety, environmental sustainability and movement.
- 1.3 Planning practice guidance (ID: 26-034-20140306) explains that a Design and Access Statement should be a concise report accompanying certain applications for planning permission and applications for listed building consent. It provides a framework for an application to explain how a proposed development is a suitable response to a site and its setting, and to demonstrate that it can be adequately accessed by prospective users. The level of detail in a Design and Access Statement should be proportionate to the complexity of the application but should not be long. (ID: 14-029-20140306).
- 1.4 The PPG (ID: 14-031-20140306) summarises the content¹ of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and confirms that a Design and Access Statement must;
- (a) *explain the design principles and concepts that have been applied to the proposed development, and;*
 - (b) *demonstrate the steps taken to appraise the context² of the proposed development, and how the design of the development takes that context into account.*
- *A Design and Access Statement must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. It must detail any consultation undertaken in relation to access issues, and how the outcome of any consultation has*

¹ Sub-Section 3 of Section 9 of Part 3.

² The context of a development refers to the particular characteristics of an application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

2.0 Site Location

- 2.1 The application site comprises a single field which slopes from the southern boundary on Chatburn Road to the heavily treed northern boundary.
- 2.2 The site is bound by a combination of dry-stone walling and some semi-mature trees to the frontage, semi-mature planting to the field boundary and a heavily wooded area at the northernmost point of the site.
- 2.3 The site is located on the north east edge of Clitheroe, approximately 1km from the town centre. It sits within a predominantly residential area on the outskirts of the town. An existing planning permission sits to the west of the application site (ref no. 3/2017/0653) and a new development sits to the south of the site (ref no. 3/2017/0616). To the north the site is bound by mature trees and a railway line which connects Clitheroe to Skipton.

3.0 Site Assessment

- 3.1 A full assessment of the physical characteristics of the site and its context in relation to surrounding development was undertaken to identify opportunity and constraints presented by the site.
- 3.2 The site is not located within or adjacent to a conservation area, and there are no listed buildings affected by the proposal. There are no landscape or biodiversity designations on site.
- 3.3 The key opportunities / constraints the site presents are:

Opportunities

- Ease of access to local highway and footpath networks
- Extension of adjacent development site

Constraints

- Brook / railway line running at northern boundary of the site
- Linear site boundary

Technical Matters

- 3.4 A detailed Ecological Appraisal has been undertaken by Envirotech to establish the presence of protected species and notable habitats. The plant species assemblages recorded across the core development area are all common in the local area and are considered to be of low ecological value. Low numbers of common bat species were recorded foraging over the site and no bats were recorded roosting on or near the site.
- 3.5 A detailed Flood Risk Assessment has been undertaken by Reford Consulting. The Environment Agency Risk of Flooding from Surface Water Map indicates the site is at very low

risk of surface water flooding, except for along the line of the watercourse that lies parallel to the site's northern boundary where low risk is identified.

- 3.6 A detailed Preliminary Risk Assessment has been undertaken by BEK Geo-Environmental Consulting Engineers and confirms that there are few numbers of potential risks associated with contamination and ground gas has been identified with respect to the proposed change of use to residential.
- 3.7 A detailed Transport Statement has been undertaken by DTPC. The report confirms there are existing pedestrian routes in the vicinity of the site that will assist the accessibility for pedestrian and the site can be considered as being well served by the cycle network. The site is also accessible by bus and car.
- 3.8 With regards to heritage, the Clitheroe Conservation Area lies approximately 1km south west of the site. There are no listed buildings within or near the site, although there are a number of listed building's within Clitheroe.
- 3.9 There are a number of public rights of way within the wider area, although there are none within the site.

Adjacent planning permission

- 3.10 The applicant Oakmere Homes, obtained planning permission for the adjacent site for 30 dwellings in November 2018 (ref no. 3/2017/0653). Throughout the determination process the application underwent a significant redesign which was extensively influenced by planning officers at Ribbles Valley Borough Council. This application has been designed to the same design parameters of the approved adjacent consent which has already been assessed as acceptable by Officers.



4.0 The Proposed Development

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4.1 The key design principles underlying the development of the design for this development are:

- The achieve a sustainable development that is well integrated with the existing settlement of Clitheroe;
- To ensure that the development fits in well with the existing landscape and neighbours;
- To achieve a high-quality design delivering a mix of house types and sizes, including detached properties with 2 3 and 4 bedrooms;
- To ensure that the design is based on ‘best practice principles’;
- To ensure that the design is based on local character and incorporates local materials;
- To provide a safe and attractive environment with pleasant streets and pedestrian routes, as well as excellent connectivity into, out and across the site;
- To ensure that the design results in a place which is accessible for all;
- To ensure that crime and potential for crime are discouraged;
- To ensure that the development is sustainable and contributes to combating climate change; and
- To achieve a development that is landscape-led with fully integrated green infrastructure.

Use and Amount of development

- 4.2 The application site measures approximately 1.8ha. The site layout demonstrates that the site can accommodate up to 39 dwellings.
- 4.3 The development will provide a variety of market housing, with a combination of 1 and 2 storeys and a mix of 2, 3 and 4 bedroom dwellings.

- 4.4 The proposal includes affordable housing and housing for the over 55s as shown in the affordable housing layout plan. The design of the affordable housing and the over 55's housing will be consistent with market housing.

Layout

- 4.5 The layout is based on the linear shape of the application site and based on a single access point from the adjacent residential development. The street network will comprise a primary 'loop road', with secondary cul-de-sac roads off it.
- 4.6 This traditional street network will result in a series of clearly defined housing blocks and will vary in size allowing the development to have an 'organic' appearance.
- 4.7 The development will be easy to navigate with a clear hierarchy of streets and fully integrated network of pedestrian routes. This framework will provide a choice of interconnecting routes which be easily identifiable through the use of key nodal features and other key spaces within the layout.
- 4.8 The development will be landscape led which will help break down the mass and visual prominence of the built form within the development.

Scale

- 4.9 The scale of development responds to the characteristics of the site and its context and most dwellings would be 2 storeys. Some 1 storey bungalows are incorporated into the design.

Appearance

- 4.10 Clitheroe has a variety of forms of housing, reflecting its historical development.
- 4.11 There are therefore a variety of traditional design indicators in terms of plan form and materials throughout the town. A combination of modern and traditional building material will ensure the provision of high quality housing, built to modern standards, with a high level of energy efficiency will be provided whilst at the same time retaining a connection with local character.
- 4.12 The detailed design will achieve this through an analysis of street character, built form and materials. The detailed design will use a simple palette of high quality building materials, with colour and boundary details providing coherence to the development.

Landscaping

- 4.13 Enhancing the green infrastructure within the site will help integrate the development better into the surrounding landscape and adjacent residential area.
- 4.14 Landscaping has been introduced at the front of the application site between Chatburn Road and the proposed dwellings.

Access

- 4.15 The application is accompanied by a Transport Statement which examines the potential transport impacts of the proposed development.
- 4.16 Pedestrian and cycle access are provided directly from Chatburn Road and vehicular access is provided via the adjacent site.

5.0 Conclusion

- 5.1 The proposal seeks planning consent for the erection of 39 residential dwellings with associated landscaping and access.
- 5.2 The proposed scheme demonstrates that the proposed development meets the required schedule of accommodation, as well as meeting technical layout and design standards for building regulations, health and safety considerations, highways and car parking standards, servicing and waste collection requirements and fire / emergency services requirements.
- 5.3 The scheme can be accommodated on the site and makes efficient use of land without being over developed, and it will achieve high-quality built development and landscaping that will be in keeping with its surroundings appropriate for the area.