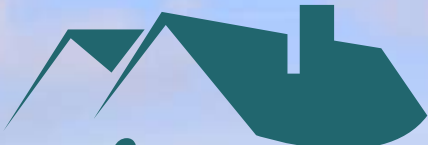


Gladman Developments Ltd

Henthorn Road Clitheroe



DESIGN & ACCESS STATEMENT

October 2019

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Chapter 1

INTRODUCTION & BACKGROUND

The Vision

The overall vision for the site is to provide a distinctive and high quality place, which complements the qualities and character of Clitheroe.

The development will create up to 160 dwellings with a range of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental assets. Housing will be set within a robust network of green infrastructure, which will help to integrate development within the landscape and create a distinctive sense of place.

The design is inspired by the best of the character and detail found within Clitheroe. A Development Framework Plan sets the parameters of the proposed development. The precise design and layout of the proposed development would be provided at the reserved matters stage.



Introduction and Purpose

This Design and Access Statement (DAS) accompanies the Outline Planning Application made by Gladman Developments Ltd for development of land off Henthorn Road, Clitheroe. The development comprises a residential development (up to 160 units) with vehicular access off Henthorn Road and via the adjoining approved residential development site. Detailed approval is sought at this stage for access only. All other matters are reserved for subsequent approval. The location of the site is illustrated in Figure 01 on page 7.

The Planning Practice Guidance (PPG) was launched on 6th March 2014. The PPG provides the following guidance on Design and Access Statements:

“What is a Design and Access Statement?”

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access

Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.”

(Paragraph 029 Reference ID: 14-029-20140306 Revision date: 06.03.2014)

What should be included in a Design and Access Statement accompanying an application for planning permission?

“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 context of the proposed development, and how the design of the development takes that context into account.*

A development’s context refers to the particular characteristics of the 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.

Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.”

(Paragraph 031 Reference ID: 14-031-20140306 Revision date: 06.03.2014)

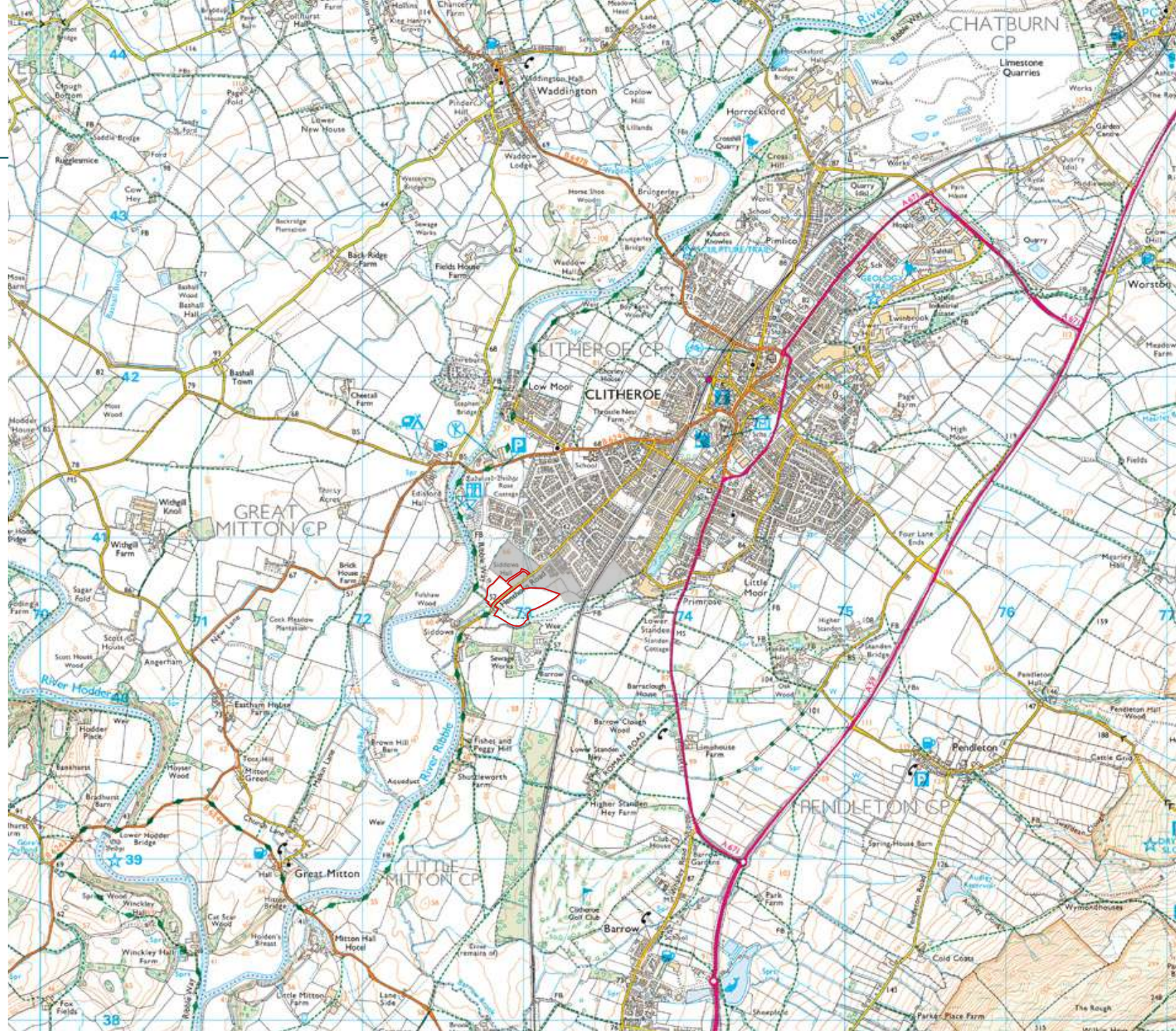
Figure 01: Site Location



Key

 Site Boundary

 Permitted Residential Development



Building for Life 12

The scheme has been developed embracing the twelve Building for Life 12 (2018) criteria developed by CABI and the Home Builders Federation. These criteria embody the vision of what new housing developments should be: attractive, functional and sustainable. The Building for Life criteria are used to evaluate the quality of schemes against this vision.

This Design and Access Statement contains the information required for the evaluation, and is set out to enable the evidence for the evaluation to be easily obtained. The twelve Building for Life Questions are grouped under three headings, and are set out adjacent:

Integrating into the neighbourhood

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Creating a place

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Street & home

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?



Chapter 2

RESPONSE TO CONTEXT

Location

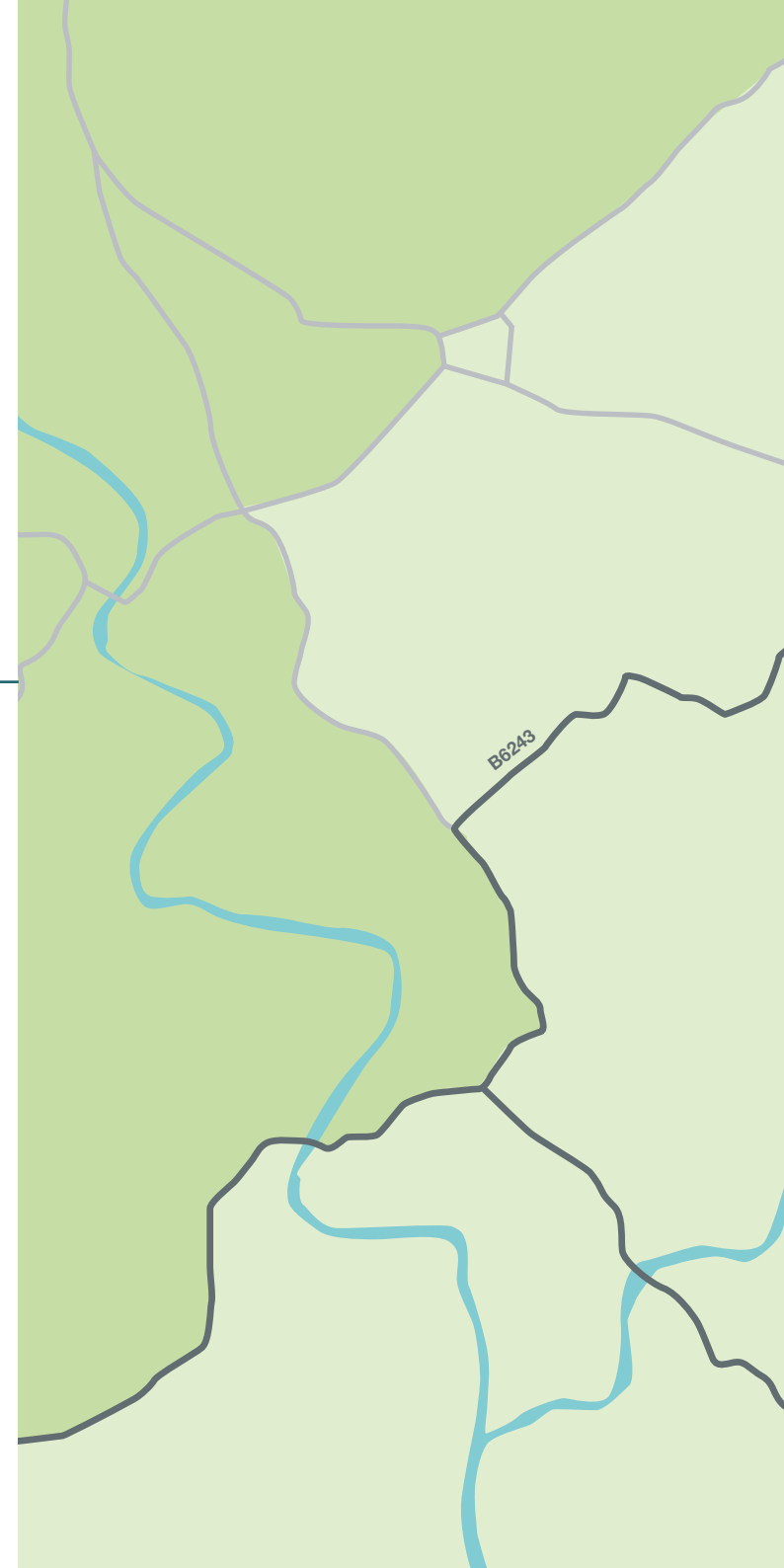
The site is situated adjacent to the south-western edge of the settlement of Clitheroe, within the administrative authority of Ribble Valley Borough Council (RVBC). Henthorn Road borders the site to the south, connecting it with the settlement to the north. Clitheroe is the main administrative centre at the heart of the Borough. It is positioned just to the west of the A59, which passes through the Ribble Valley and links York/Harrogate and Preston/Blackburn.

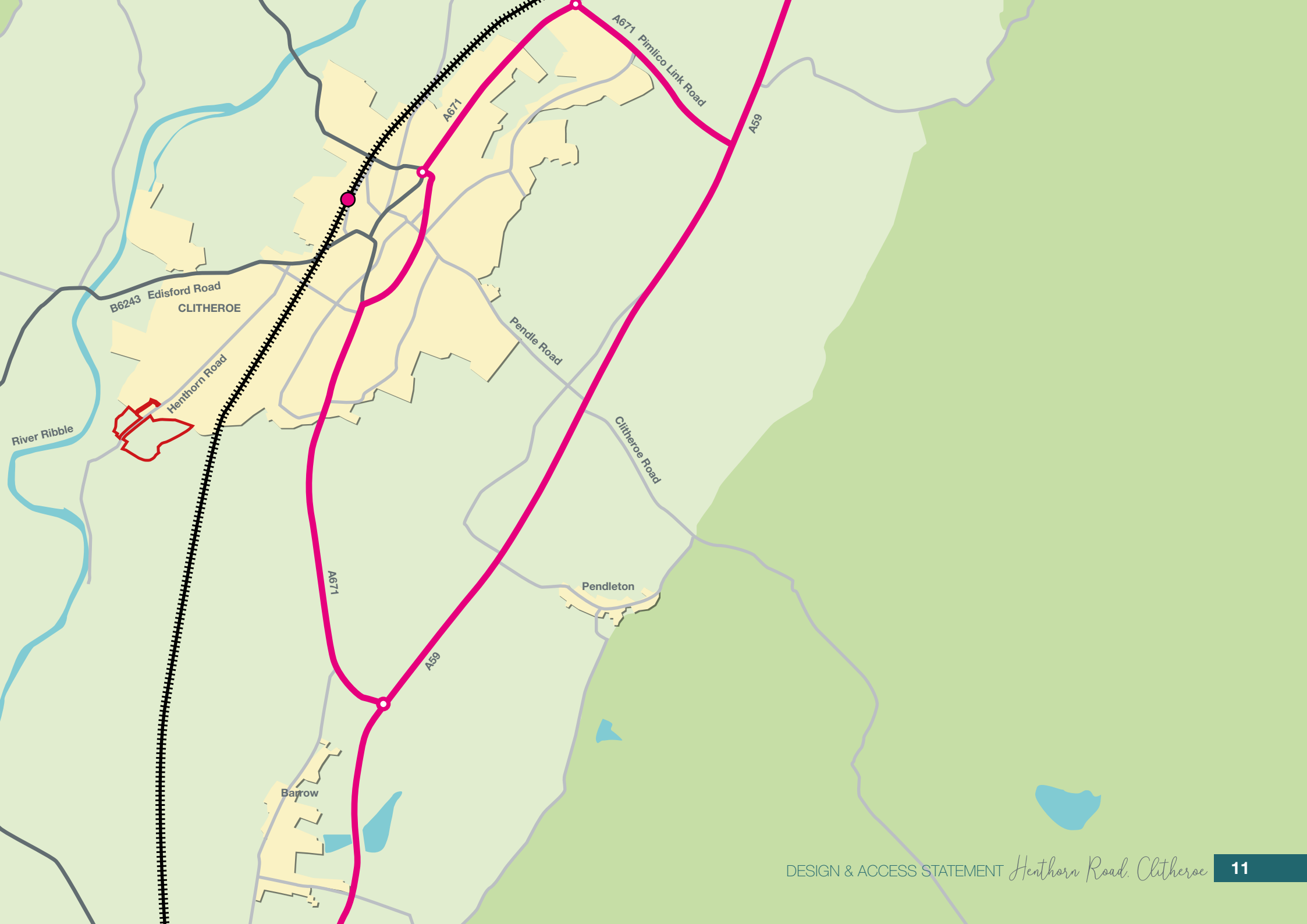
Figure 02: Context Plan



Key

-  Site Boundary
-  Existing Settlements
-  A Roads
-  B Roads
-  Minor Roads
-  Railway Line and Station
-  Watercourses
-  Area of Outstanding Natural Beauty (AONB)





Housing Need

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development.

RVBC have a need for both open market and affordable housing. Approval of this development will help towards addressing the present shortfall of housing.

Planning Policy

The National Planning Policy Framework (NPPF) revised 19th June 2019, and the supporting Planning Practice Guidance (PPG) set out design guidance for new development and these design principles have been embraced as part of the design strategy.

A detailed assessment of the complete planning policy framework is set out in the Planning Statement, which accompanies the planning application. This section focuses on the local planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework

The NPPF sets out the government's planning policies for England and how these are expected to be applied.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 124 of the NPPF makes specific reference to good design as a key aspect of sustainable development.

"124. The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process."

Paragraph 127 requires that:

"Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Local Policies

The Ribble Valley Core Strategy

The adopted Local Plan is the Core Strategy 2008-2028 (adopted 14th December 2014), produced by RVBC.

The following policies include content of relevance to the design of the proposals for the site:-

- **EN2: Landscape**
- **EN3: Sustainable Development & Climate Change**
- **EN4: Biodiversity & Geodiversity**
- **H3: Affordable Housing**
- **DMG1: General Considerations**
- **DMG2: Strategic Considerations**
- **DMG3: Transport & Mobility**
- **DME1: Protecting Trees & Woodland**
- **DME2: Landscape & Townscape Protection**
- **DME3: Site & Species Protection & Conservation**
- **DME6: Water Management**
- **DMH1: Affordable Housing Criteria**



Draft Housing and Economic Development DPD (HED DPD)

The Council is currently preparing a HED DPD. This plan will set out more detailed policy coverage for matters relating to housing and economy to fully implement the policies of the Core Strategy. The HED DPD has been submitted for examination.

The HED DPD does not currently form part of the Development Plan and the draft policies can only be afforded limited weight.

Other Relevant Strategies, Guidelines or Documents

The following documents inform the design proposals for the site:-

[A Landscape Strategy for Lancashire – Landscape Character Assessment & Strategy, Dec 2000](#)

This document was prepared in 2000 by Lancashire County Council and more recently formed part of the LDF Core Strategy Evidence base.

[Forest of Bowland Area of Outstanding Natural Beauty, Landscape Character Assessment, Sept 2009](#)

This document, prepared for Lancashire County Council, is not included within the RVBC evidence base list. It covers the Forest of Bowland AONB and the study area extends across much of the Ribble Valley Borough.

The above documents are considered further in the separate Landscape and Visual Appraisal and summarised later within this section under the heading 'Landscape Character'.

The Existing Situation

The site is located on the southern edge of Clitheroe, adjacent to Henthorn Road which divides the site in two. It comprises grassed fields and the southern field is crossed by a small watercourse. A public footpath also crosses the southern field, close to the Pendleton Brook, which defines the southern site boundary. The remainder of the site is bound by hedgerows with occasional trees.

The settlement edge context to the site is modern 21st century housing, set within a robust and attractive green infrastructure framework that retains existing landscape features; such as the watercourse that passes through the site, and provides substantial new areas of accessible semi-natural greenspace at the settlement edge. The surrounding hills of the Forest of Bowland AONB, including Pendle Hill form the backdrop to the site and to Clitheroe as a whole.



The current settlement edge from Henthorn Road

Figure 03: Aerial Photograph



Key

-  Site Boundary
-  Permitted Residential Development
-  Existing Public Rights of Way
-  Existing Footpaths through Community Park

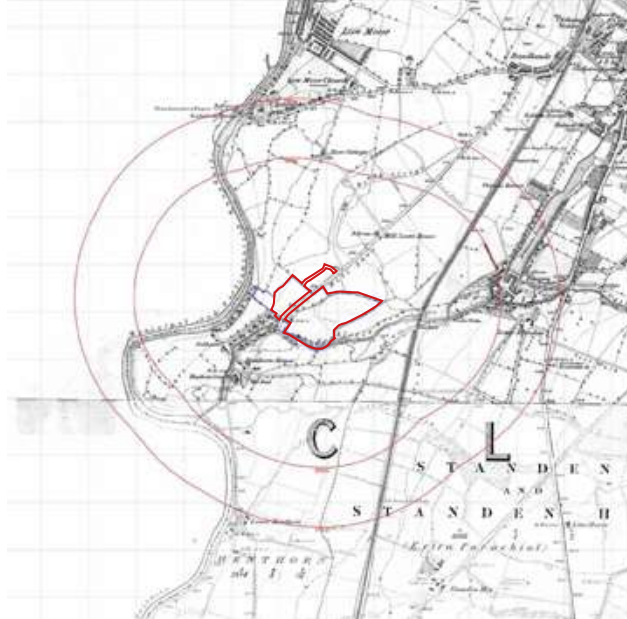


Chapter 2

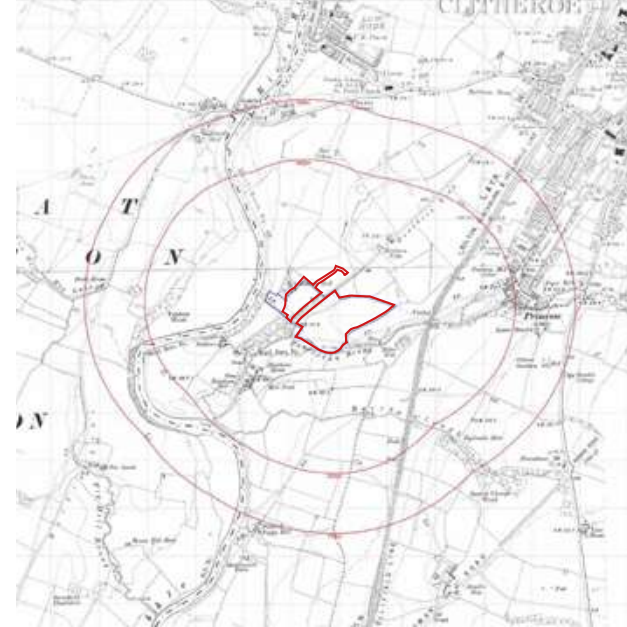
RESPONSE TO CONTEXT

Historical Context

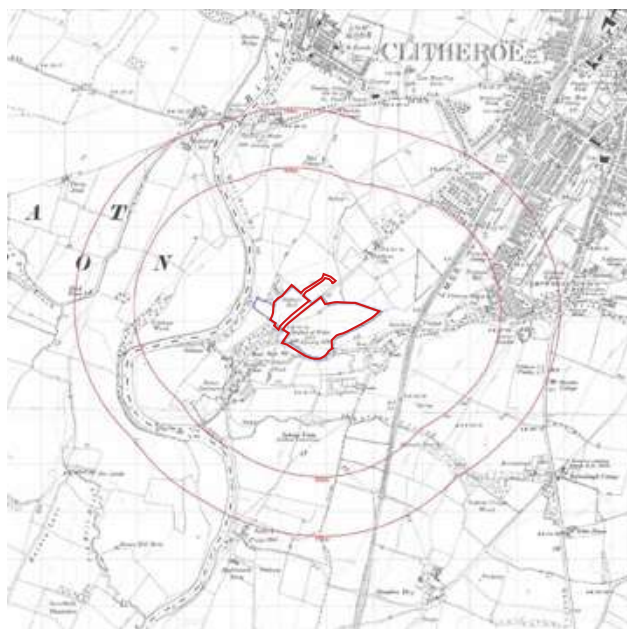
The historic maps show the proposed site in the context of the growth of Clitheroe over the last 170 years. In 1847 Clitheroe was a small settlement with terraced workers houses located along the main roads close to Clitheroe train station. The site was surrounded by fields with the rail line present to the east. Siddow Hall adjacent to the site didn't exist at this point but had been built by 1910. By 1930 new housing development had begun to extend out from the core of the settlement, which primarily comprised workers terraces until this time. The 1950s mapping shows continued expansion of residential housing estates.



1847-1848



1910-1911



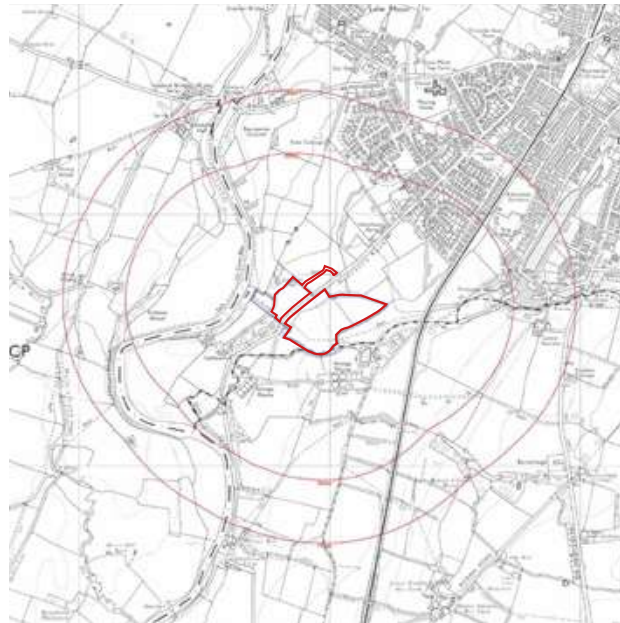
1930-1932



1950-1955

Modern Growth

The 1970s mapping to present day shows continuous expansion of Clitheroe. By 1971 the development had extended almost as far as the site. Expansion continues in the 21st century and the 2014 mapping shows the settlement edge close to the site boundary.



1971-1973



2014

Settlement Density and Urban Grain

The urban grain of Clitheroe varies. The town centre streets around Clitheroe Castle are organic in form, enclosed by relatively regimented streets of terraces dating from the industrial period. Expansion of Clitheroe in the 20th and 21st centuries primarily comprise housing estates that vary in form. Recent development within the site locality, off Henthorn Road comprises an organic arrangement of streets and houses with characteristics that are reflective of local built character and are positioned within a green setting that includes a new Community Park.

The density of the nearby settlement edge, built by Taylor Wimpey, and the Story Homes development adjacent to the site is comparable with the residential estates around Clitheroe. Closer to the town centre older terraced residential streets are of much greater densities of up to around 60dph.

Local Traditional Built Character

Within the core of the settlement a range of detached and terraced properties line the streets fronting straight on the back of footpaths and vary in height between two and three storeys. Properties are generally stone built or rendered, often with colourfully painted stone detailing to the corners

and around windows and doors. The varying building heights create an interesting skyline of chimneys and slate roofs.

Away from the core of the settlement the terraced workers streets are built predominantly in stone or rendered and predominantly two storeys in height, although many have had attic conversions to 2.5 storeys. They again have sash windows and stone detailing to corners, windows and doors. Some properties have downstairs bay windows. The properties again have slate roofs and chimneys.



Regimented blocks of terraces close to the town centre



Varying building heights create an interesting skyline



Colourfully painted stone detailing to corners of buildings and around windows and doors



Stone terraced housing with bay window detail



Sash windows and stone detailing to corners, windows and doors

Recent Development

The more recent estate developments are predominantly two storeys in height. The adjacent settlement edge development comprises predominantly two storey dwellings with a limited number of 2.5 storey positioned at nodal and focal points within the development and with some bungalow properties. Building materials have been selected to reflect the traditional built character and are stone or rendered in appearance with limited numbers of brick dwellings. Use of traditional detailing such as stone around windows and doors and to corners of feature buildings is evident.



Limited 2.5 storey dwellings positioned at nodal and focal points



Limited number of brick dwellings with some bungalow properties



Traditional detailing of stone around windows and doors



A mix of stone and render to reflect local character

Chapter 2

RESPONSE TO CONTEXT

Topography

Context – Landform

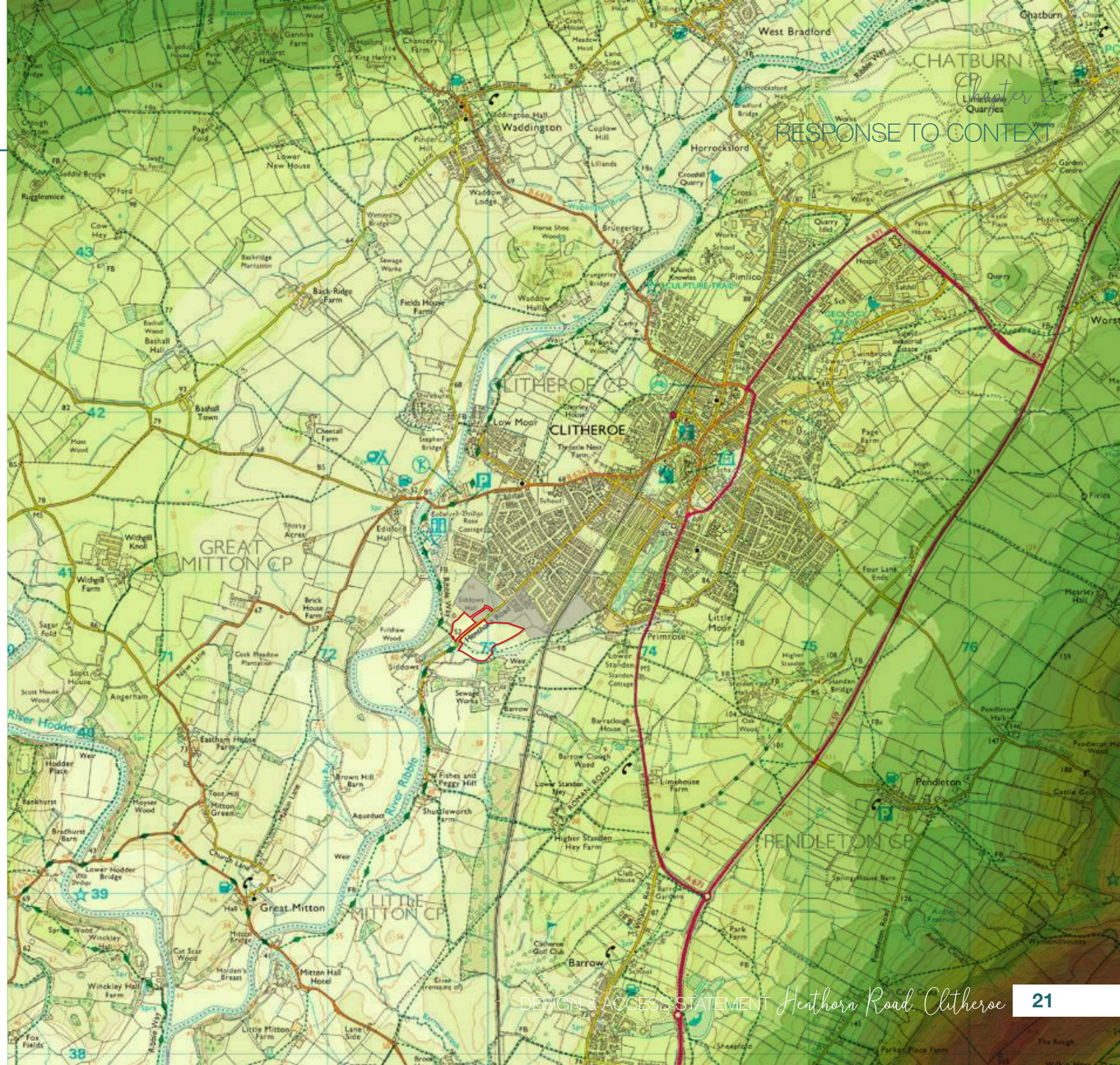
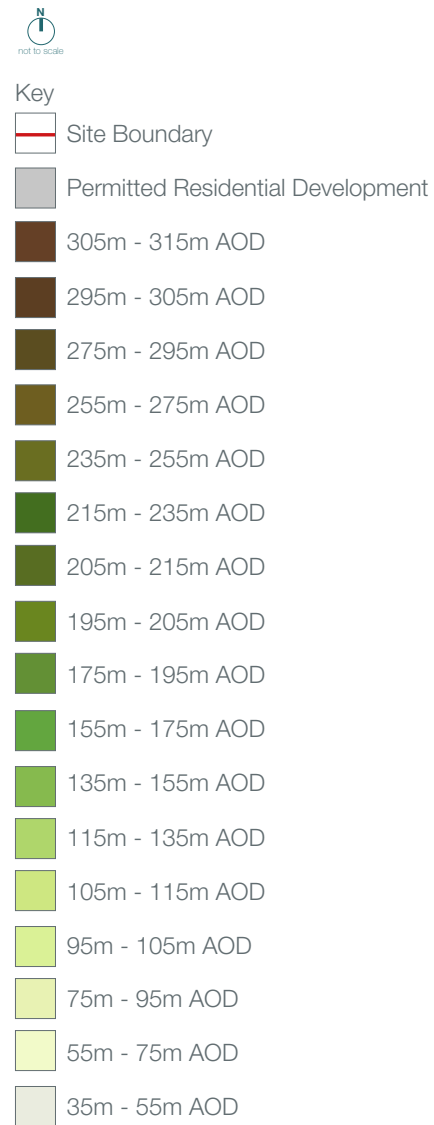
The site and Clitheroe are within the base of the Ribble Valley close to the River Ribble at around 60-100 metres above ordnance datum. The river flows from north-east to south-west through a broad valley and is contained by the hills of the Forest of Bowland AONB, which rise to over 400 metres at Pendle Hill, east of Clitheroe.

A series of limestone reef knoll outcrops are dotted around the area, the most distinctive being the site of the castle within the core of Clitheroe. Clitheroe Castle is a prominent local landmark within and around the settlement.

Site - Landform

The parcel of land north of Henthorn Road slopes gently from around 58 metres at the north-western boundary down to approximately 51.5 metres at the southern corner adjacent to Henthorn Road. The larger parcel to the south incorporates a small watercourse which runs close to and broadly parallel with Henthorn Road and outfalls into the Pendleton Brook which defines a part of the southern site boundary. The site levels fall generally from 59.8 metres in the north-east corner to around 50 metres at the top of bank within the south-west corner. The southern corner of the site incorporates level changes and several stepped banks down to Pendleton Brook.

Figure 04: Topography Plan



Landscape Character

The site comprises two grassed fields bisected by Henthorn Road and by a small watercourse south of Henthorn Road. A discrete post and wire fence also divides the southern field in two. To the north, the site adjoins permitted residential sites and residential development currently under construction at the Clitheroe settlement edge. The site is contained to the west, south and east by trees around Siddows Hall, woodland and the tree-lined Pendleton Brook. The site is not subject to any landscape designations. Hedgerow field boundaries separate the site from Henthorn Road and from the Ribble Way Long Distance trail, a short section of which follows the site boundary. A public footpath passes through the site, heading eastwards from Henthorn Road. Two landscape character assessments of relevance to the site were published by Lancashire County Council in 2000 and 2009. In the first; 'A Landscape Strategy for Lancashire', the site lies within the landscape character area Undulating Lowland Farmland: 5e Lower Ribblesdale (Clitheroe to Gisburn). Within the second; Forest of Bowland AONB Landscape Character Assessment, the site is within Undulating Lowland Farmland with Settlement & Industry: H1 Clitheroe and Chatburn.

The landscape character of the site and its' wider context is described in 'A Landscape Strategy for Lancashire' as follows:

"This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley. The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry; the large cement works at Clitheroe is a prominent visual landmark for miles around. This character area is underlain by limestone and has some good examples of limestone reef knolls, particularly around Clitheroe; Clitheroe Castle is located on top of one of these knolls".

'The Forest of Bowland AONB Landscape Character Assessment' recommends the following relevant 'Guidelines for Managing Landscape Change':

- *Conserve and enhance hedges and hedgerow trees.*
- *Ensure that any potential new urban development includes a robust planting of native tree and shrub planting at the edges;*
- *Encourage the use of local building materials, in particular gritstone and limestone;*
- *Ensure new development does not extend onto prominent hillsides;*

- *Maintain consistency of building materials, details and design;*
- *Conserve the pattern and distinctive settings to settlements; and*
- *Conserve open views towards the surrounding higher Moorland Plateaux and Unenclosed and Enclosed Moorland Hills Landscape Character Types.*

Natural England has also published landscape character guidance. The site is located within Natural England's National Character Area (NCA) 33 'Bowland Fringe and Pendle Hill'. Natural England makes a number of recommendations relating to development in NCA33. Essentially these relate to the enhancement and maintenance of the existing character of the area. Recommendations relating to residential development for NCA33 include;

"Managing development (especially around the fringes of the NCA), in order to maintain the rural character of the landscape, tranquillity and sense of remoteness. Protecting the area from development on ridgelines and hilltops, to maintain the predominantly open character of the landscape.." Under the heading 'Landscape Opportunities' recommendations also include; "Control built development to maintain vernacular styles and materials and the character of the build environment locally".

Figure 05: Landscape Character



Key

Site Boundary

Permitted Residential Development

**Forest of Bowland Area of Outstanding Natural Beauty
Landscape Character Assessment -
September 2009**

**Bowland Landscape
Character Types**

G - Undulating Lowland Farmland with
Parkland (LCT)

G7 - Browsholme (LCA)

H - Undulating Lowland Farmland with
Settlement & Industry (LCT)

H1 - Clitheroe & Chatburn (LCA)

H2 - Higher & Lower Standen (LCA)

J - Valley Floodplain (LCT)

J2 - Ribble (LCA)

**Lancashire Landscape
Character Types**

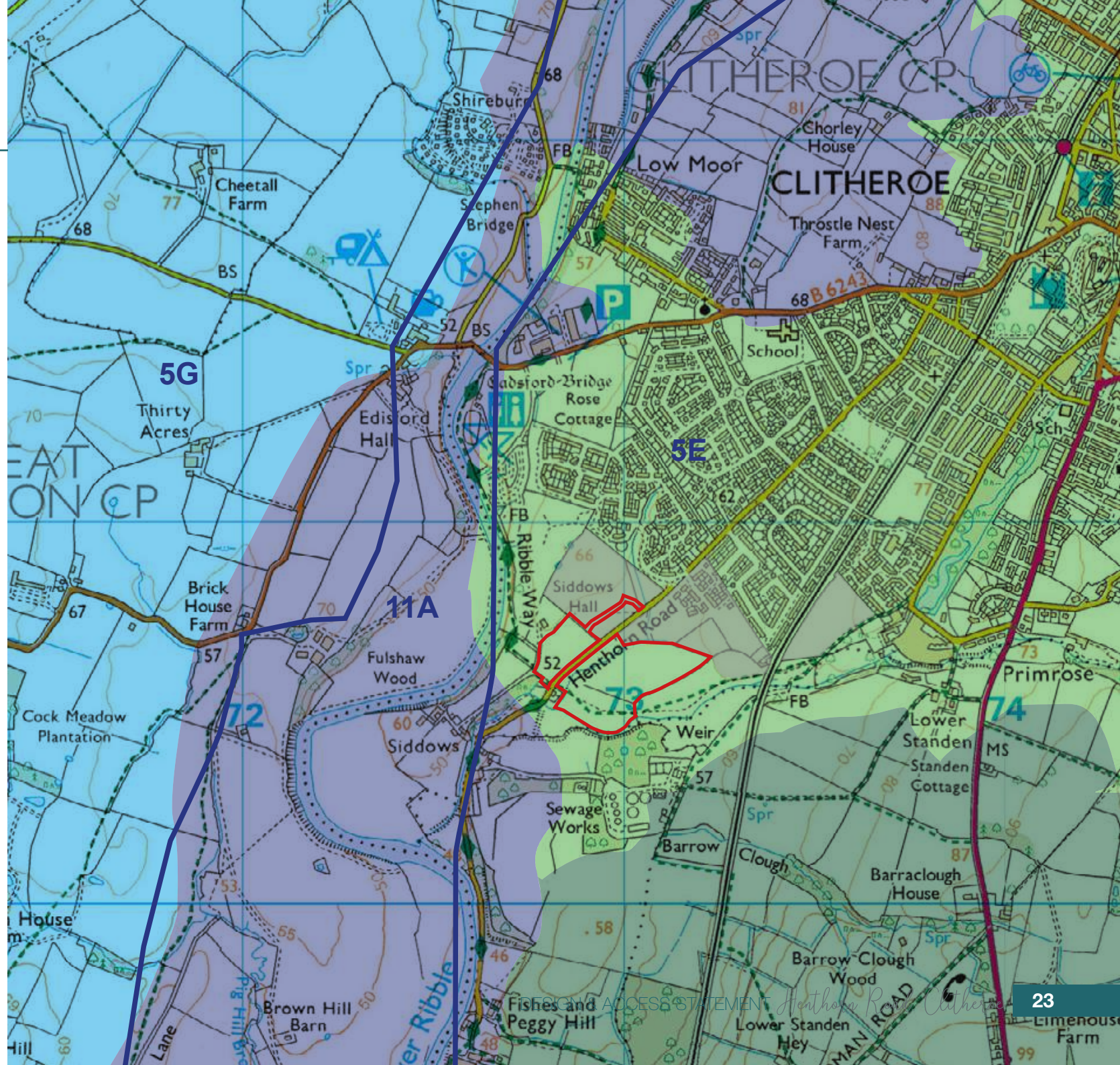
5 - Undulating Lowland Farmland (LCT)

5E - Lower Ribblesdale
(Clitheroe to Gisburn) (LCA)

5G - South Bowland Fringes (LCA)

11 - Valley Floodplains (LCT)

11A - Lower Ribble Valley (LCA)

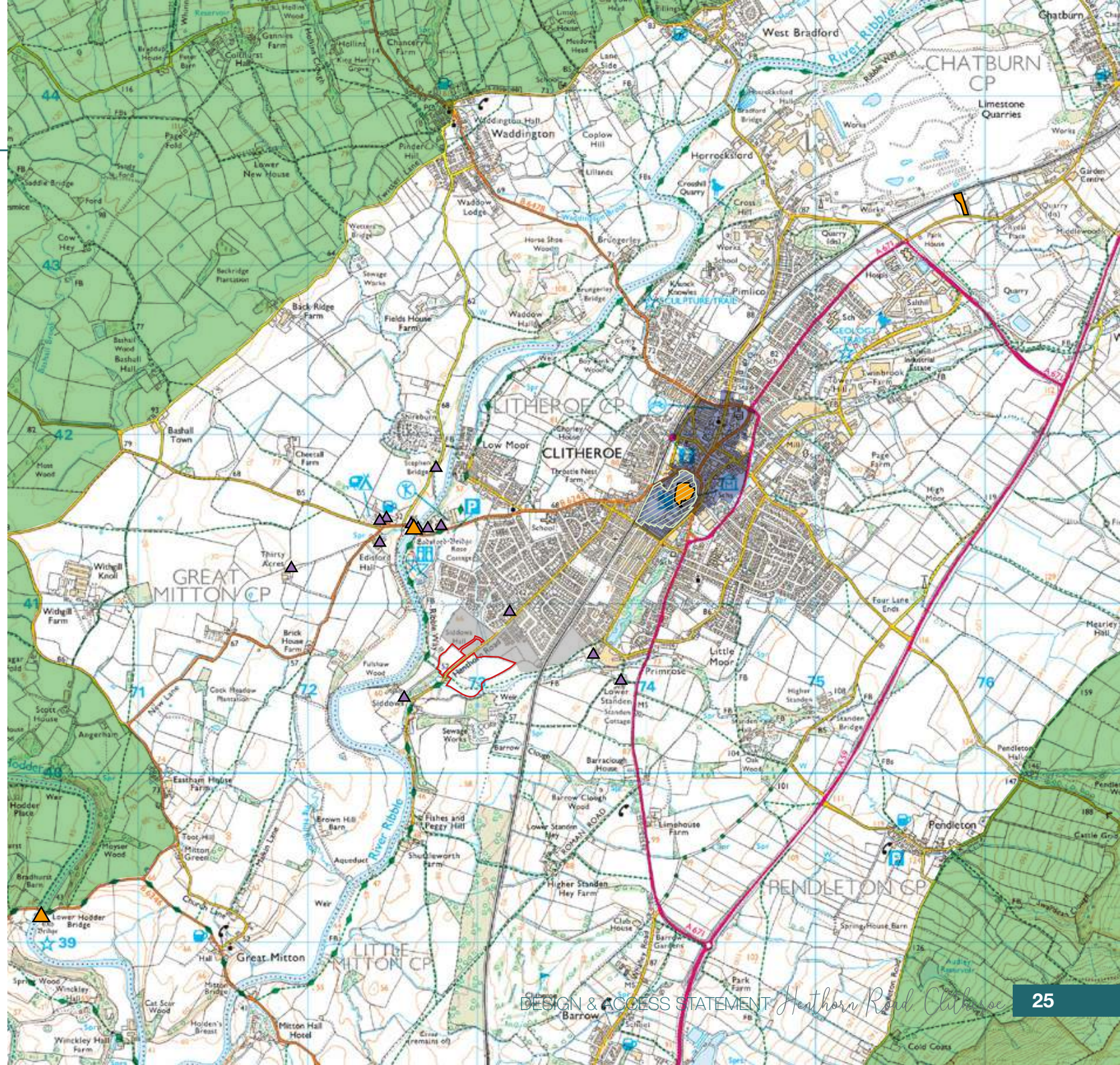
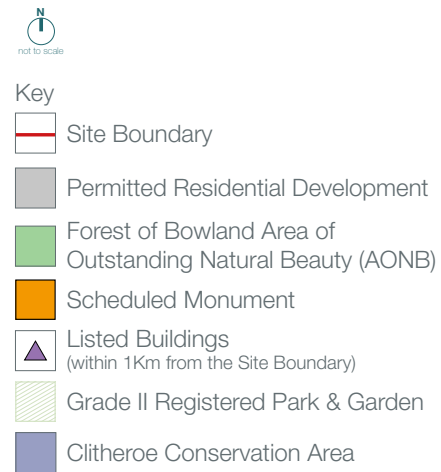


Landscape Designations

No designations have been identified within close proximity to the site. A small number of listed buildings are present within the wider context including Henthorn Farm house within the residential area further to the north on Henthorn Road, Siddows farm house to the south, Primrose House and Lower Standen farm house, both to the east. There is a cluster of listed buildings to the north, around Edisford Bridge which is also a designated Scheduled Monument, no intervisibility has been identified with the site from here.

Some distance away, the hills of the Forest of Bowland Area of Outstanding Natural Beauty (AONB) surround the Ribble Valley and Clitheroe. RVBC, in the Core Strategy observe that over 70% of the Borough falls within the AONB designation.

Figure 06: Designations



Chapter 2

RESPONSE TO CONTEXT

Visibility

The site is visually well contained adjacent to permitted residential sites and the settlement edge by its' surrounding field boundary hedgerows, trees and woodland which restrict wider views towards the site from the west, south and east. Views are limited to the adjacent settlement edge, Henthorn Road and nearby public rights of way. Within the wider area there are heavily filtered glimpse views from public rights of way to the east, within the vicinity of Lower Standen. In longer views from Clitheroe Castle to the north-east the site is just discernible beyond the settlement in the foreground.

In long distance views from Pendle Hill, within the Forest of Bowland AONB, to the east the settlement of Clitheroe is distantly visible, the site is just discernible adjacent to the settlement edge. From Longridge Fell, also within the AONB, to south-west, Clitheroe is again visible, however the site is not discernible due to the trees and woodland around it.

Figure 07: Photo Viewpoint Locations

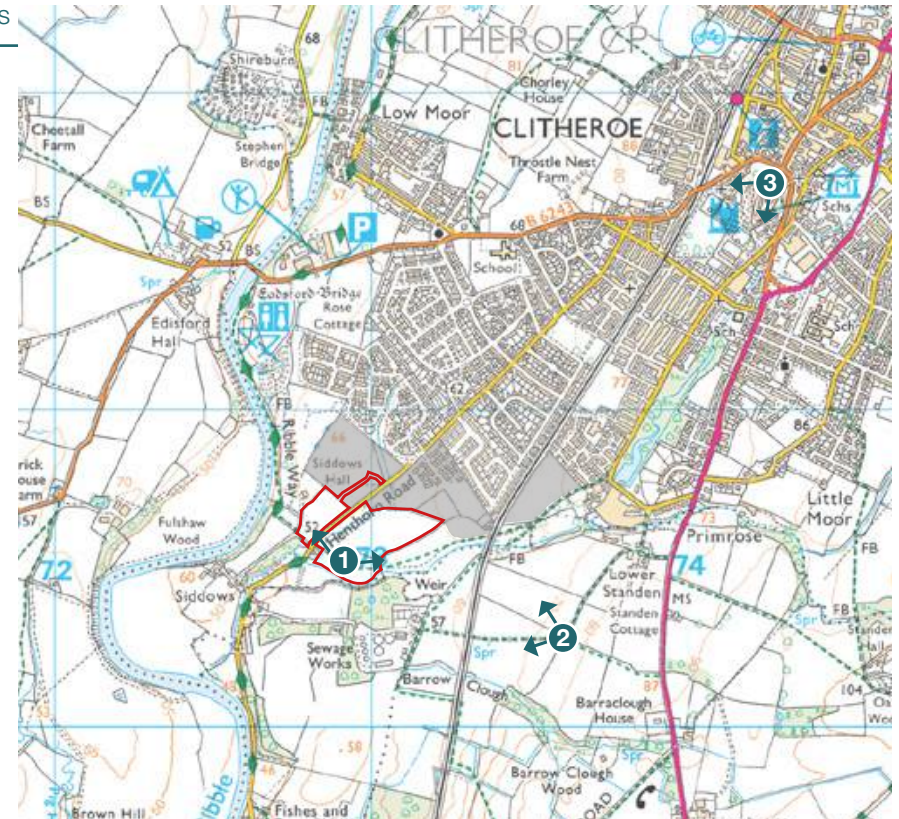
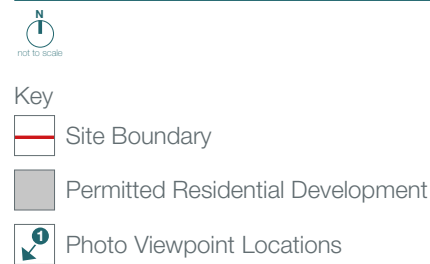


Figure 08: Photo Viewpoints



Photo Viewpoint ❶ : View across the site from the public right of way within the site



Photo Viewpoint ❷ : View north-west from the junction of public footpaths 3-32-FP4 and 3-32-FP3



Photo Viewpoint ❸ : View south-west from Clitheroe Castle.

Nature Conservation and Ecology

The site and the habitats and species that it currently supports are generally considered of low biodiversity and nature conservation value characteristic of fields and field boundaries under agricultural tenure.

Surveys to identify and evaluate ecology and biodiversity features have been undertaken and any mitigation requirements are designed inherently into the proposed scheme.

It is understood that otters are present within the Pendleton Brook. As a precaution a landscape buffer has been provided to the Brook and to the watercourse that passes through the southern field within the site.

The scheme design has sought to retain and incorporate existing features of interest within green infrastructure, to protect these features through the implementation of

standard measures during construction and to enhance the long-term biodiversity benefits through the creation of new habitats within green infrastructure including extensive planting of indigenous hedgerow/shrub, species-rich grassland and riparian/ marginal habitats associated with SuDS drainage features. Bespoke mitigation for particular species or groups i.e. bird and bat boxes have also been considered in order to provide additional biodiversity enhancements.

The design of the scheme considered, all legislation and guidance relating to ecology and biodiversity shall be met as will the NPPF aspirations of development achieving net biodiversity gain.

Figure 09: Phase 1 Habitat Plan



Key

Study Area

Improved Grassland

Neutral Grassland - Semi-improved

Poor Semi-improved Grassland

Running Water - Oligotrophic

Running Water

Scrub - Scattered

Scrub - Dense/continuous

Broadleaved Trees

Intact Hedge - Native Species-rich

Hedge with Trees - Species-poor

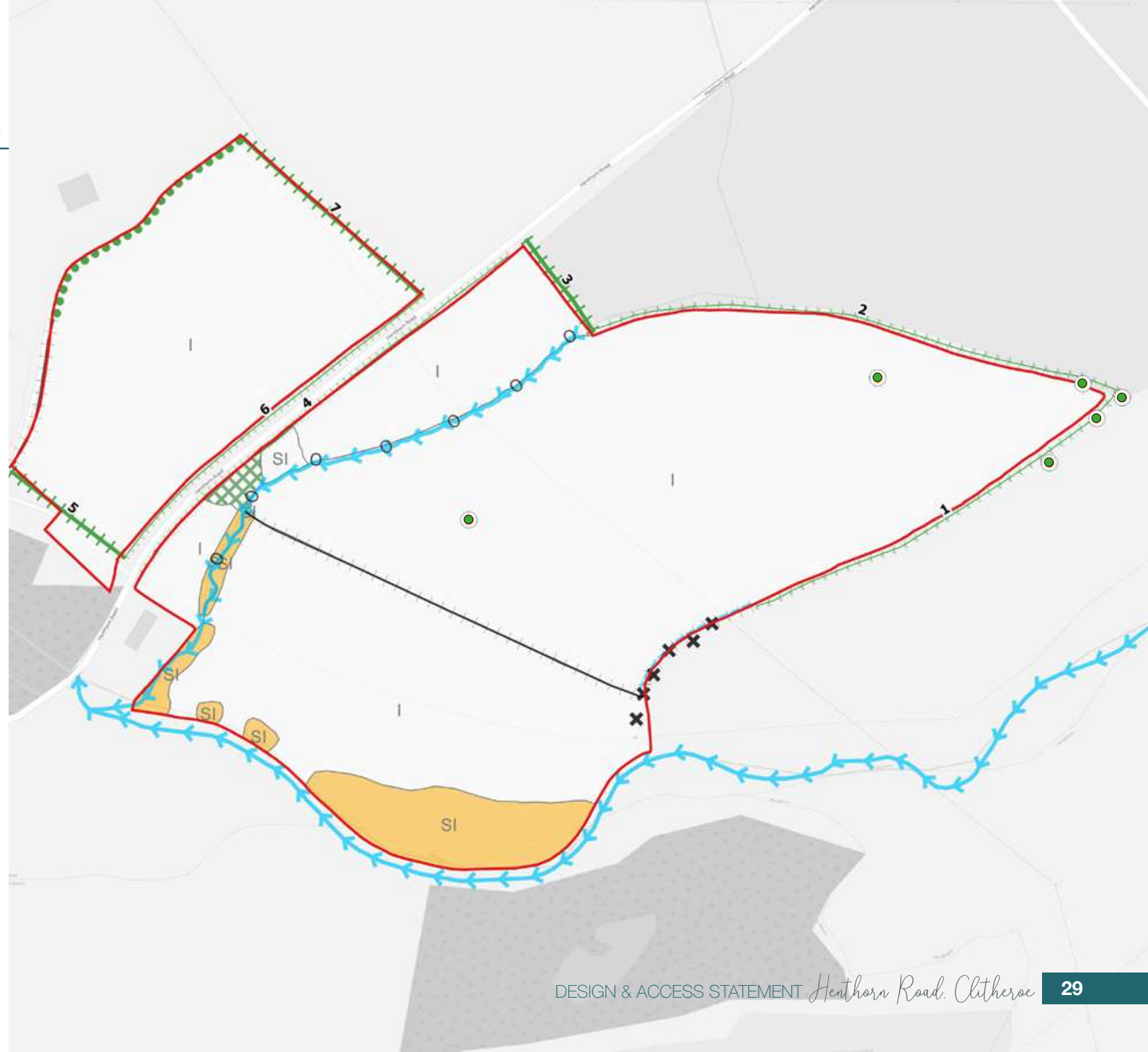
Hedge with Trees - Native Species-rich

Fence

Dry Ditch

Bats in Trees

Low BRP



Arboriculture

The site comprises two agricultural pasture fields bounded by well-developed hedges which contain occasional deciduous trees. Where the site adjoins the grounds of Siddows Hall, mature trees were recorded along the boundary, which collectively form a significant amenity providing landscape value from an arboricultural perspective.

The current development proposals are outline only, with the only reserved matter being the points of access. Only two small sections of hedgerow would be removed to provide the main vehicular access from Henthorn Road and the access from the adjacent approved residential site.

All of the trees and hedgerows will be retained with the exception of short stretches of H4, H5 and H6 to facilitate access, and T5 to facilitate the development. T2 and T3 are also recommended for removal in the interest of good management.

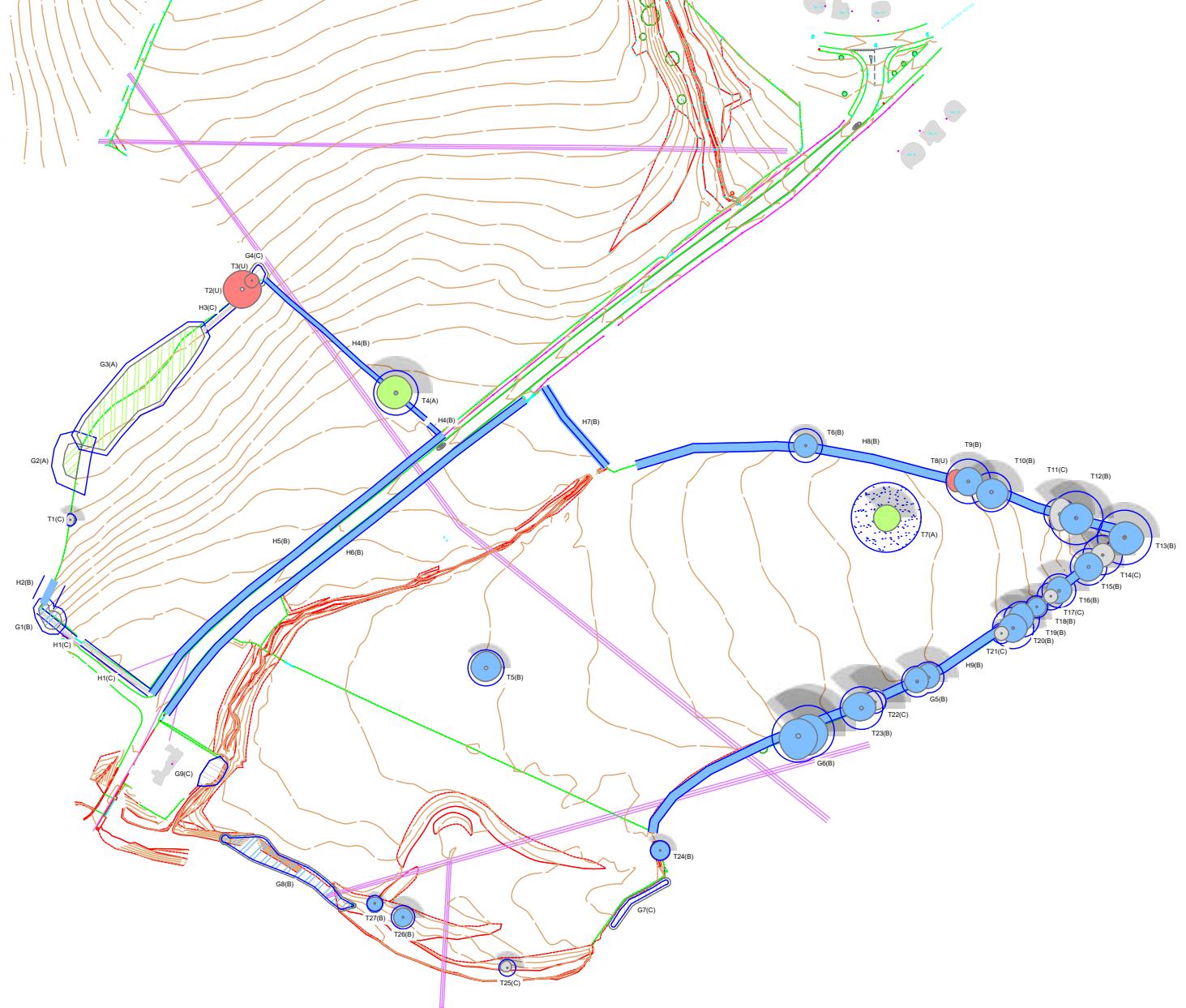
All of the retained trees and hedgerows will be given sufficient stand-offs from built development. Proposed green space around the peripheries of the site would provide sufficient access to retained field boundary hedges for ongoing management along with the capacity for new tree planting to supplement the boundary trees.

Figure 10: Tree Survey Plan



Key

-  Category U - Trees/Groups Unsuitable for Retention (BS 5837:2012)
-  Category A - Trees/Groups of High Quality (BS 5837:2012)
-  Category B - Trees/Groups of Moderate Quality (BS 5837:2012)
-  Category C - Trees/Groups of Low Quality (BS 5837:2012)
-  Hedgerow
(Colour indicates BS 5837:2012 Category)
-  Root Protection Area (The RPA has been altered where appropriate to reflect underground constraints)
-  Veteran Tree Root Protection
(in accordance with Ancient and Other Veteran Trees: Further Guidance on Management)
-  Individual/Group Number and BS 5837:2012 Category
-  Indicative Shade Pattern
(in accordance with BS 5837:2012 where appropriate)



Movement and Access

The site is sustainably located with easy access to Clitheroe Town centre, existing services and amenities and the public transport network. The plan and key adjacent show the range of facilities located within 1,600m of the proposed development site, some of which include: schools, healthcare, places of worship, public houses, supermarket and sports facilities.

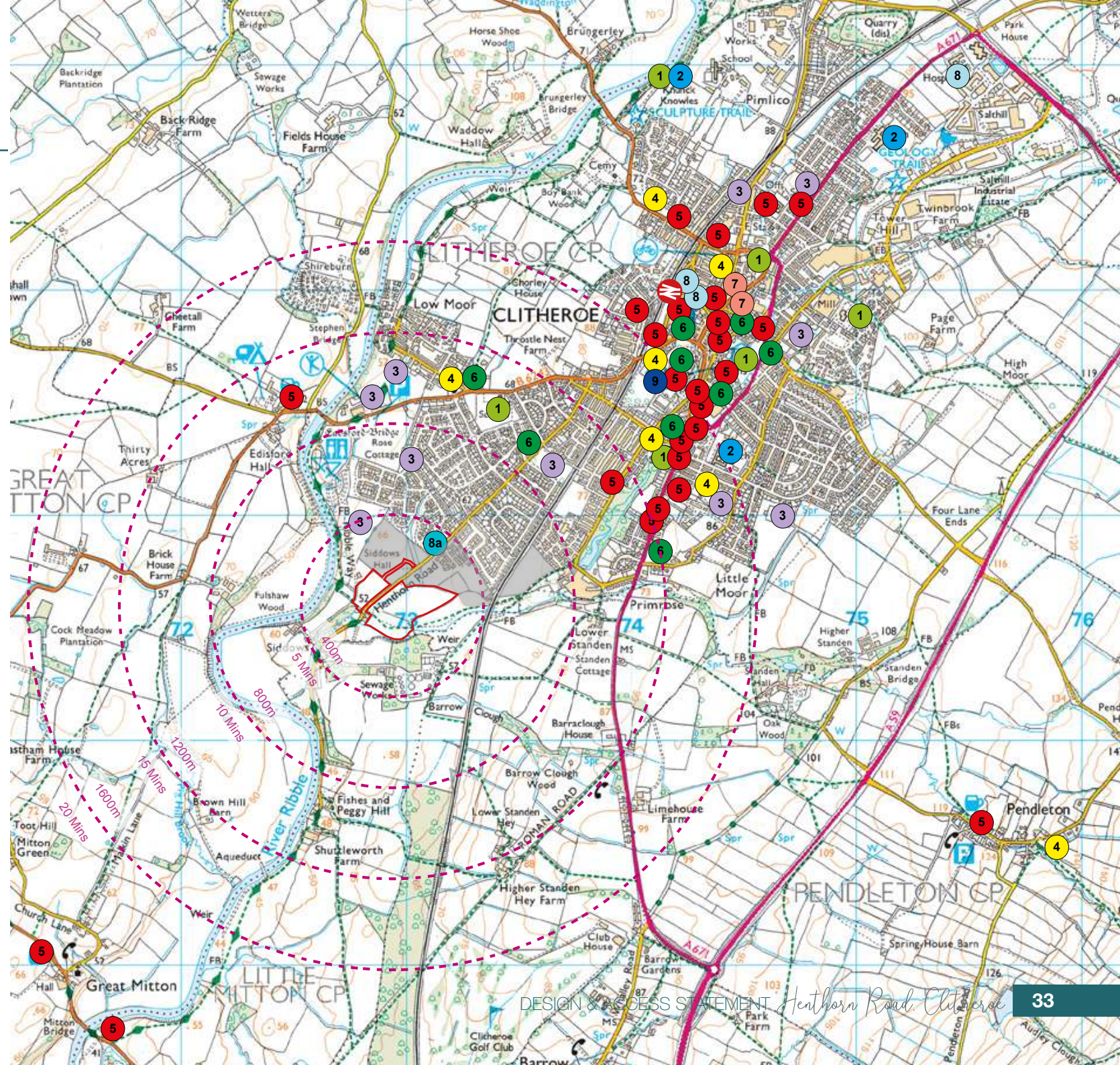
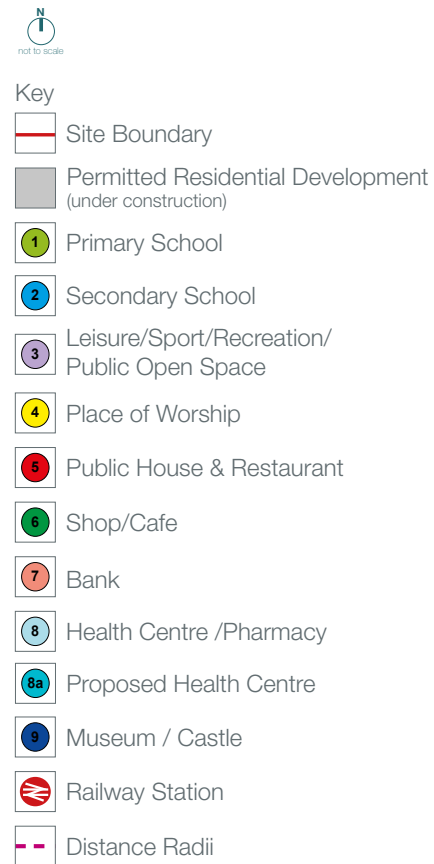
Existing access to the southern field within the site is from Henthorn Road via two field gates and the northern field is via field gates from the adjoining field and from Ribble Valley Way. The site is well connected to public transport routes, with a bus stop located just to the north on Blakewater Road. From here the No.2 bus runs half hourly from 0727 to 1827 to Clitheroe town centre.

The nearest rail station is at Clitheroe and is less than a 2km walk from the proposed development. Journeys to the rail station can also be made by cycle and bus. There are 5no cycle lockers available at the station. Bus service No 2, that calls at stops circa 300m from the Site, is routed near to Clitheroe Rail Station and the journey is about 12 minutes. There is an hourly train service from Clitheroe to destinations including Blackburn, Bolton and Manchester.

The RVBC Core Strategy also notes the following wider connections from Clitheroe: *“The A59 is a main route across the Borough from the west coast through to the east, linking directly to the M6 and serving access routes to the M65 motorway. Main line rail services are available from Preston, which is only 30 minutes from Clitheroe and to Manchester, which is just over an hour away. In addition Manchester Airport is only an hour away from Clitheroe and provides links to over 200 destinations worldwide. Leeds Bradford International Airport to the East is a little over an hour away, providing a convenient gateway to many national and international destinations.”* (paragraph 2.13).

Public Footpath 3-1-FP17 passes through the southern field within the site and west of Henthorn Road, follows the track through the south western edge of the site. The stretch west of Henthorn Road forms part of the Ribble Valley Way. Concessionary footpath links to the Ribble Way and Edisford are also available from the adjacent settlement edge via areas of public open space including a new Community Park.

Figure 11: Local Amenities



Chapter 3

EVALUATION

Constraints and Opportunities

The evaluation of the site and its context has identified key on and off-site features which have helped to inform the continuing evolution of the development proposals. In summary the site has very few physical constraints to development of the type proposed, those that do exert an influence are as follows:



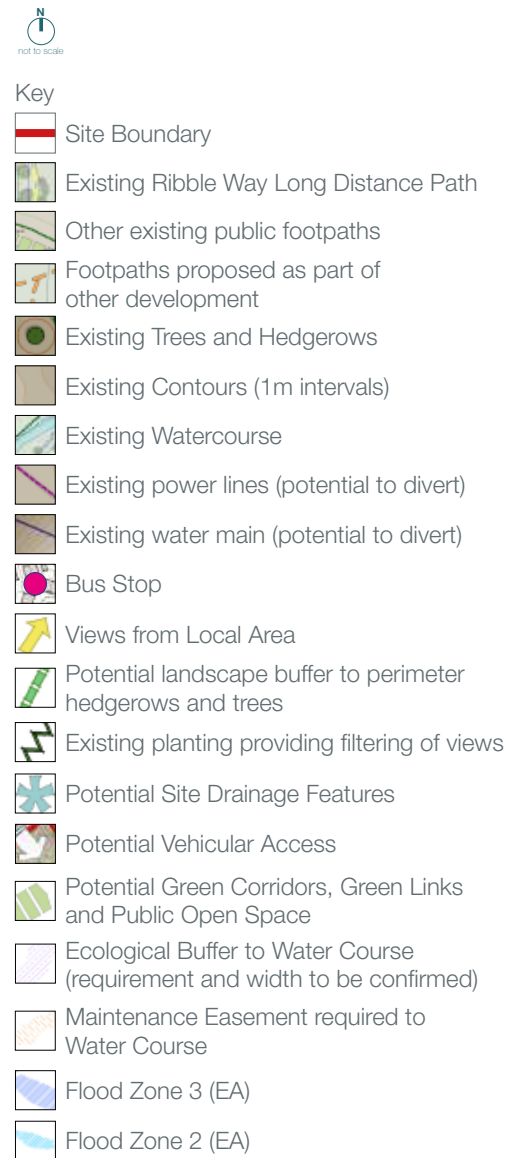
Site Constraints

- Existing trees and their root protection areas.
- Existing hedgerow field boundaries.
- Design of development to consider views from the adjacent and nearby settlement edge properties.
- Two power lines through the site, to be diverted underground.
- A water main crosses the site and will need to be diverted.
- Existing watercourse across the site and adjacent grassland to be retained as part of the overall green infrastructure design.
- A buffer to the Pendleton Brook and its' small floodplain to be retained.
- Topography: changing levels across the site, gradually falling from 58m and 59.8m at the north western and north eastern corners respectively to 50m - 51.5m in the south: will determine appropriate location for landscape areas and sustainable urban drainage (SuDS).
- Public Footpath 3-1-FP17 passes through the site and will be retained within the proposed GI.

Site Opportunities

- Create a high quality residential extension to Clitheroe which is sensitive to the existing built and landscape context.
- Retain an attractive recreational route through the Green Infrastructure of the site, consider the potential for additional recreational linkages to the adjacent settlement edge and Henthorn Road.
- Utilise existing landscape features such as topography, and vegetation to embed the new development in its landscape context.
- Management of vegetation, introduction of new native tree planting and retained areas of grassland as wildflower meadows to reflect and enhance local character.
- Create a highly legible and well connected scheme with an access point onto the adjacent permitted development and onto Henthorn Road
- Integrate SuDS features within the green infrastructure of the site, ensuring they contribute to the landscape setting of the development.
- Opportunity to encourage wildlife corridors, connecting the surrounding hedgerow, woodland and grassland network.

Figure 12: Constraints & Opportunities



Evaluation

The site provides an excellent opportunity for a development which integrates well with the existing urban area of Clitheroe. The site has no overriding environmental or physical constraints and provides the opportunity to establish a sustainable development which is both physically and visually well contained.

The following objectives have been fully informed by the evaluation of baseline data, the site's context, constraints and opportunities:

- To promote the highest quality sustainable design, creating a 'place' which is both safe and attractive and which enhances quality of life, health and social well-being, supporting 'building for life' criteria.
- To make the most effective and efficient use of land which is well related to Clitheroe and its wider surroundings. Built development will respond to the morphology of the existing town and will be located adjacent to the existing settlement edge, with residential areas adjoining two boundaries and a Community Park adjoining a third edge.
- To provide a choice of housing size and tenure in order to help create a mixed community, including provision of affordable housing. Affordable housing is to be appropriately distributed throughout the development.
- To protect and extend the site's existing environmental assets and use them as a framework for the creation of new Green Infrastructure which respects the landscape and promotes biodiversity.
- To create an enduring high quality built form, public realm and landscape that sensitively responds to its setting by using best practice contemporary design that is rooted in local character whilst avoiding a clumsy pastiche of architectural styles

Consultation

Gladman Developments Ltd undertook a process of community engagement in October 2019 in advance of submitting the planning application which included an online public exhibition and dedicated website. Full details of the consultation are set out in the Statement of Community Involvement submitted with the application. The series of information boards (adjacent) were made available on the website that set out the proposals, and comments were invited on these.



Chapter 4

DESIGN PRINCIPLES

Development Framework

The outline planning application covers a total area of 6.96 hectares. In summary the amount of development proposed within the site is as follows:

Residential Development (4.01ha):

The development provides a total of 4.01 hectares for residential development, providing up to 160 dwellings based on an average density of 40 dwellings per hectare. The development will provide for a mix of dwellings and house types, ranging from 1-5 bedroom units, offering a mix of market and affordable housing from first time homes to larger family homes. This would generate a wide demographic and also encourage a mixed community. The development will seek to provide the council's affordable housing requirement as defined by policy H3 of the Adopted Core Strategy.

Public Open Space/ GI (2.95ha):

The remainder of the site area (with the exception of a short stretch of access road), a total of 2.95 hectares will comprise green infrastructure and will include recreational semi-natural greenspace, footpaths, a small play facility, three attenuation basins and the retained watercourse including meadow grassland.

Policy DMB4 (Open Space Provision) of the adopted Core Strategy requires:

“On all residential sites of over 1 hectare, the layout will be expected to provide adequate and usable public open space. On a site-by-site basis, the council will also negotiate for provision on smaller sites or seek to secure an off-site contribution towards provision for sport and recreational facilities or public open space within the area where the overall level of supply is inadequate. any green infrastructure should be multi-functional and encourage, where possible, walking and cycling opportunities”.

Figure 13: Development Framework



Chapter 4

DESIGN PRINCIPLES

Character

Within the development four specific character areas that help to define and differentiate the urban form and spaces are proposed.

These are:

Henthorn Road Frontage **The Main Street** **Secondary Streets** **Green Edge**

Each area will have subtle differences in the road width, planting, offset to road, building orientation and density. These variations provide each street with its own character.

The Henthorn Road Frontage comprises public open space, provided in this location to serve the existing and new residents off Henthorn Road, Clitheroe. New properties will be orientated to front onto this open space and designed to provide a high quality gateway to the development. The existing watercourse south of Henthorn Road will be maintained within this frontage and a new play area is proposed.

The Main Street will provide the main access from Henthorn Road into the development. It will incorporate footpaths to both sides and a higher density arrangement of linked properties with some detached or semi-detached fronting the street.

The next level of access will be provided by the Secondary Streets. These streets are narrower than the Main Street and are more pedestrian focused. These streets provide access to the Green Edge.

The Green Edge will comprise one-sided lanes or shared private drives that face onto the green edges of the development parcels. These have no footpaths but are designed to give priority to pedestrians with very slow vehicle speeds.



Existing settlement edge character

Figure 14: Character Areas

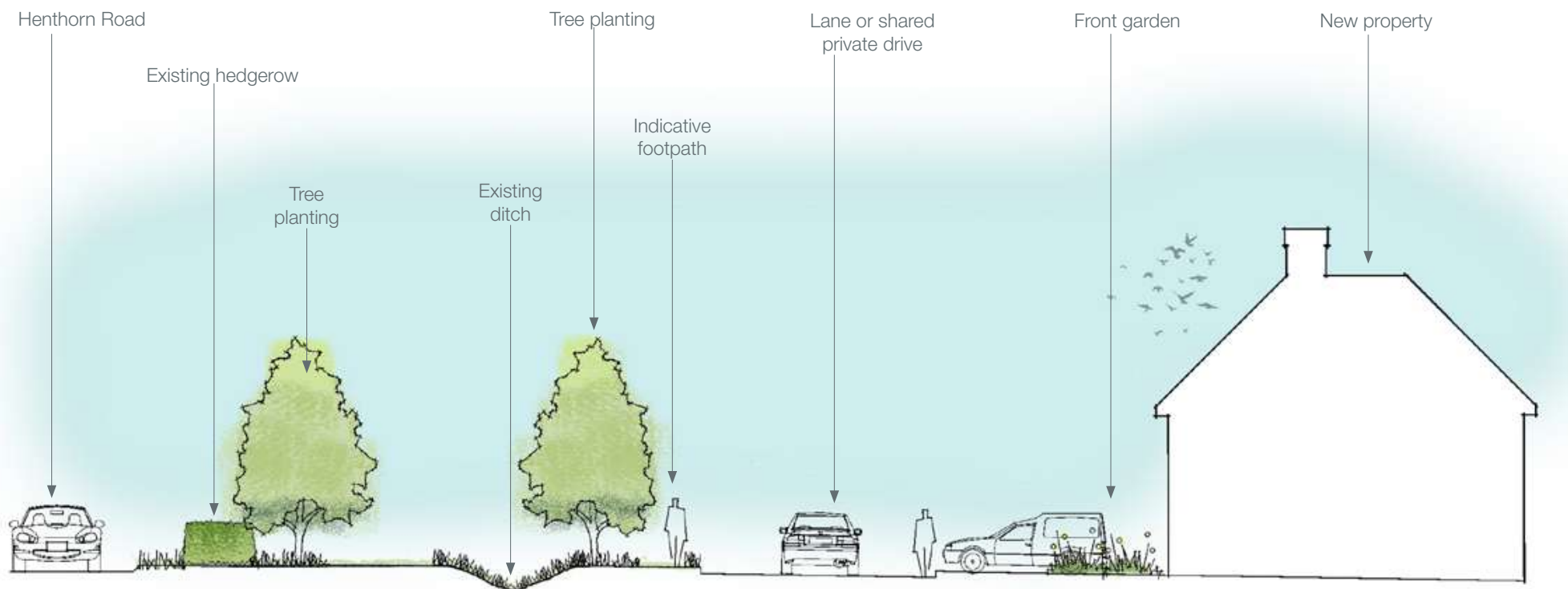


Key

- Henthorn Road Frontage
- The Main Street
- Secondary Streets
- Green Edge



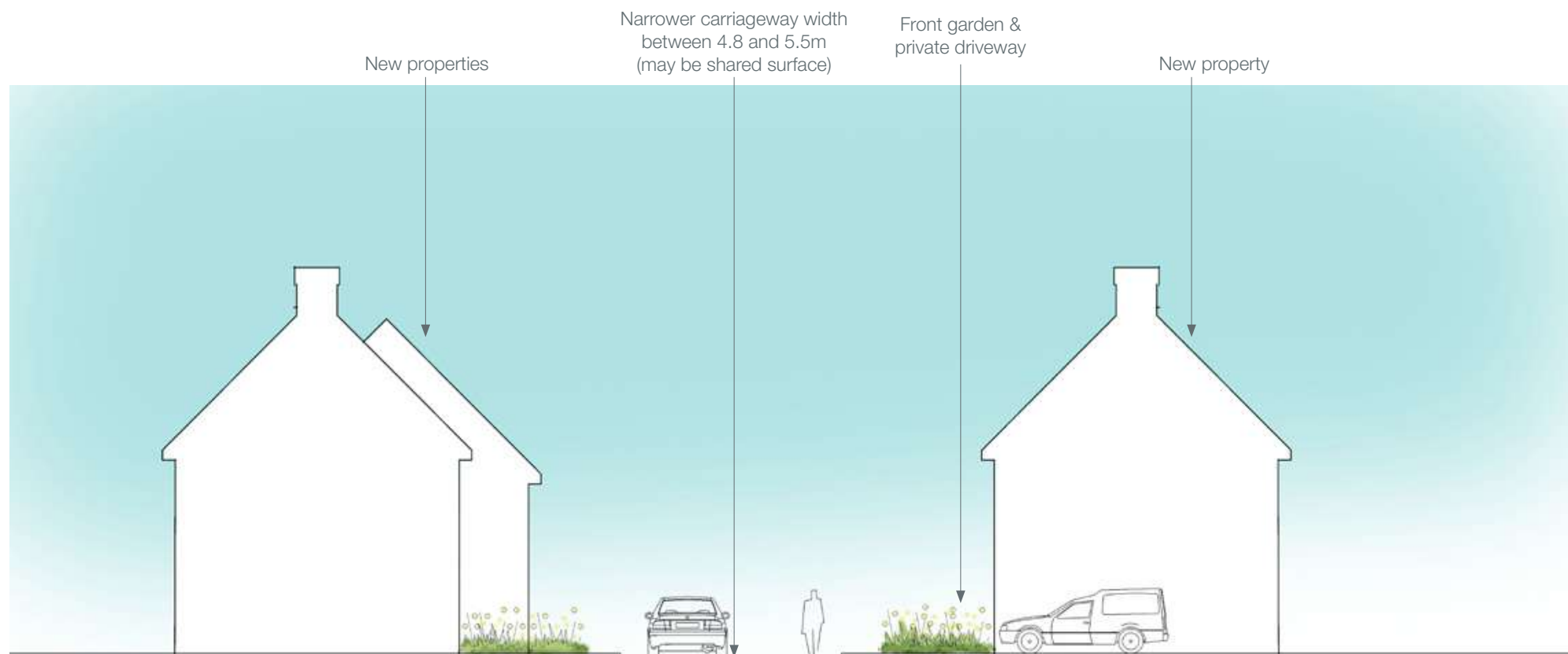
Henthorn Road Frontage
(Typical Section)



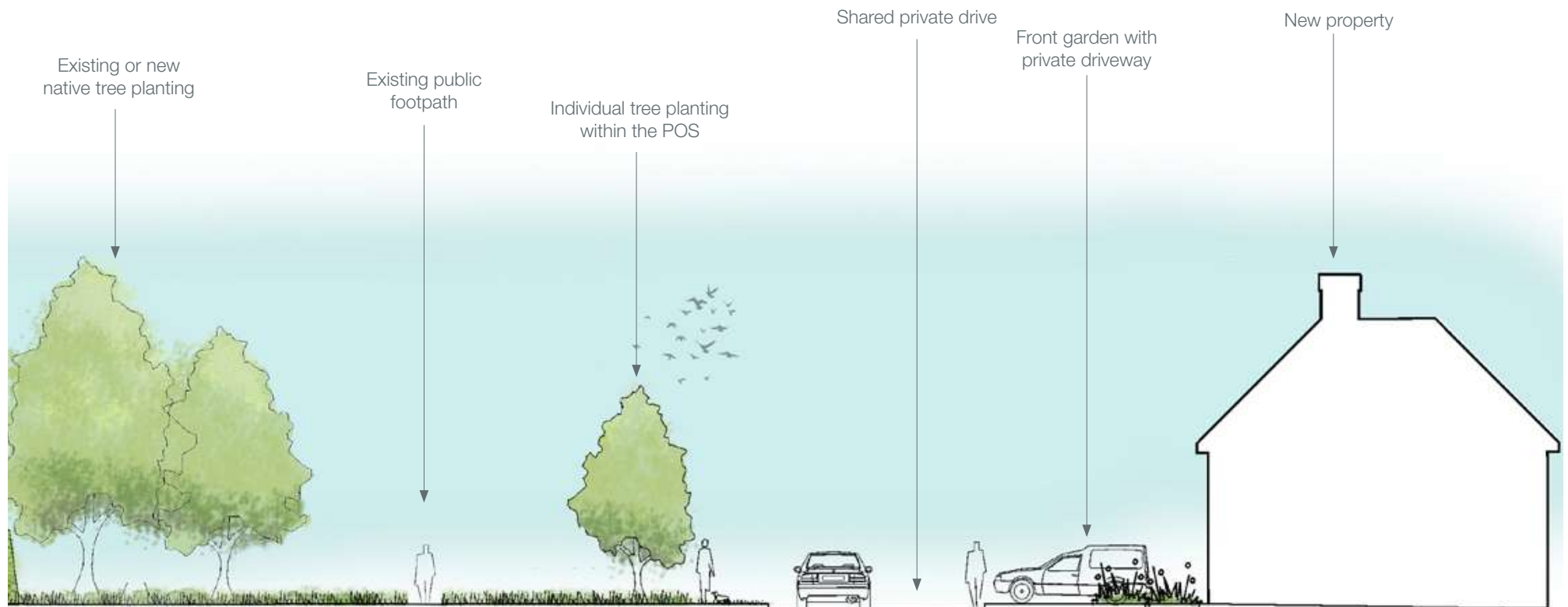
The Main Street (Typical Section)



Secondary Streets (Typical Section)



Green Edge
(Typical Section)



Chapter 4

DESIGN PRINCIPLES

Access

The site comprises two parcels of land, positioned to the north and south of Henthorn Road.

It is proposed to access the smaller northern site through the adjacent permitted development and a 3.7m wide footway/cycleway connection with Henthorn Road can be included to function as an emergency access if required. Pedestrian and cycle access would be provided via the adjacent permitted development. All would require the removal of short sections of hedgerow to facilitate the access points.

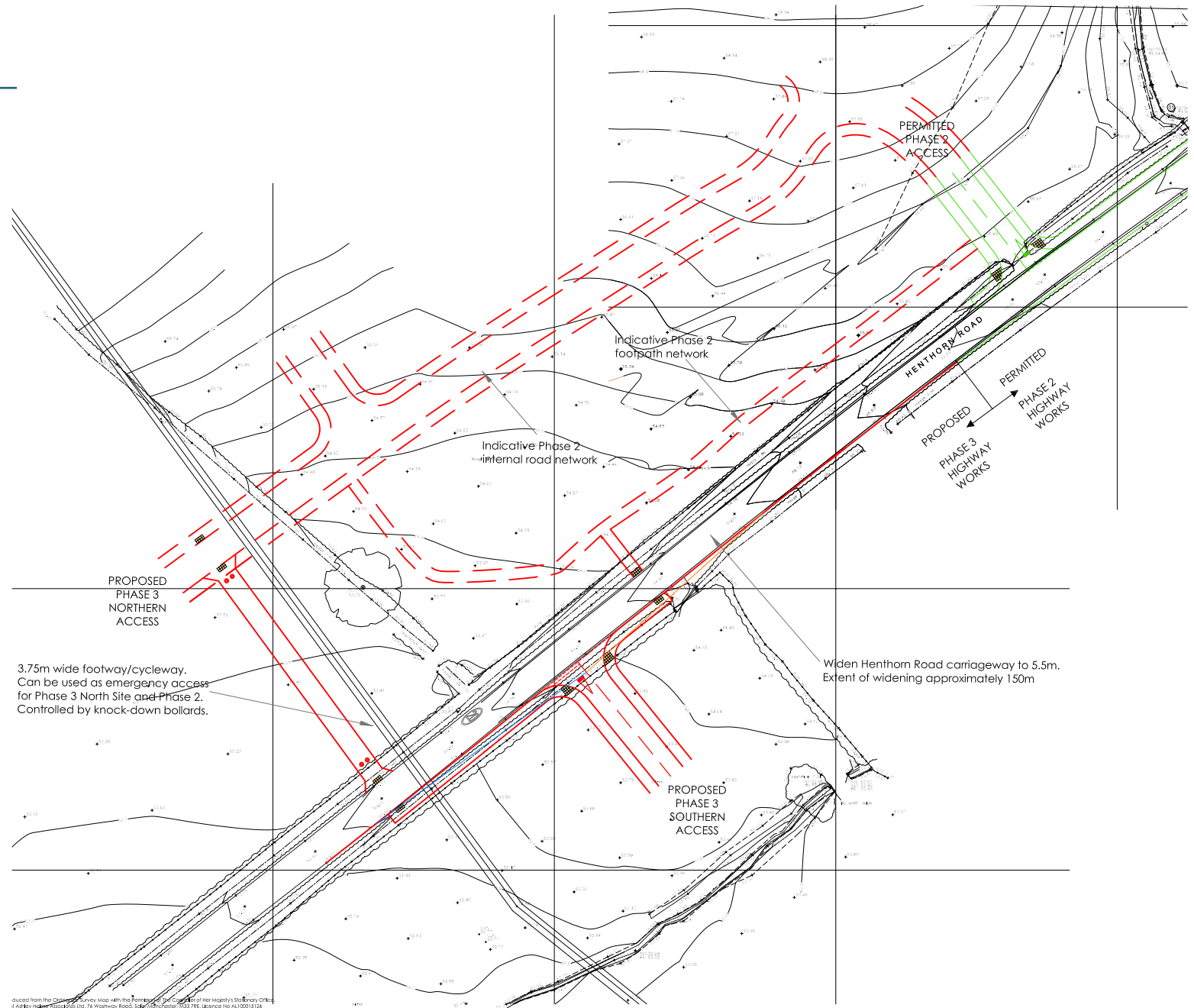
A single vehicle access is proposed to the southern site off Henthorn Road via a simple T-junction to access the land south of the road. A 2m wide footway is proposed on the south side of Henthorn Road to connect with the proposed northern site footway/cycleway and link to the permitted footpath on the adjacent development (known as Phase 2). Due to the straight alignment of Henthorn Road, a short section of hedgerow to each side of the proposed access will need to be removed to accommodate the access, associated visibility splay and proposed footpath. A new length of native hedgerow would be planted behind the

footpath line, or alternatively the existing hedgerow could be translocated.

New recreational footpath connections will be provided through the green infrastructure around the perimeter of the site and will connect directly into the public right of way network and to the adjacent permitted (Phase 2) development.

Ashley Helme Associates have prepared the access proposals in accordance with the NPPF, PPG, the RVBC adopted Core Strategy policies and the Lancashire County Council Local Transport Plan (2011-2021), having regard to safe access for everyone and providing a pedestrian friendly environment. This is delivered through the provision of a safe junction to access the site and a provision of a permeable layout which restricts traffic speeds and provides priority for pedestrians. Further details are provided in the Transport Assessment.

-  2.4m x 42m Visibility Splay
-  2.4m x 46m Visibility Splay
-  Proposed Kerblines
-  Proposed Road Markings
-  Existing Road Markings
-  Tactile Paving



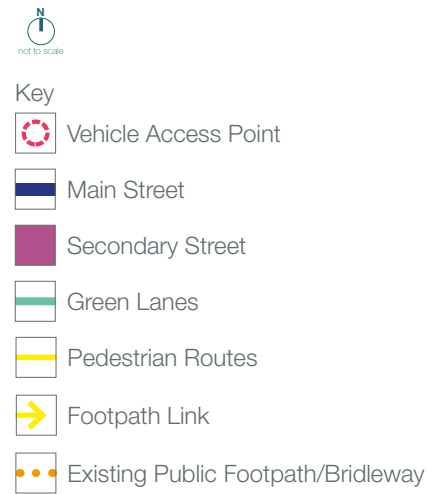
Street Hierarchy

To maintain good legibility of the site, appropriate to the scale of the proposed development, a simple street hierarchy is to be used. A main street provides the primary route into the site with access from Henthorn Road. Leading off this will be a series of secondary streets, lanes and shared private drives. In addition the public footpath through the site will be retained along its current route and connecting paths provided through the Henthorn Road green frontage. The layout of streets would provide a safe and well overlooked public realm as set out by best practice. The streets would be designed in detail to slow vehicular traffic and provide a safer environment for pedestrians and cyclists.

The hierarchy of streets and the size and arrangement of development blocks and open spaces is a connected design discipline addressing the need to meet the following standards;

- **Maximise connectivity to the existing settlement and wider area.**
- **Design a street pattern which reflects local morphology and place making character, with a main street providing access to a hierarchy of descending routes. These follow a progression of street and carriageway widths, plot sizes, building types and relationship to the street.**
- **Promote ready accessibility for the whole community, bearing in mind the needs of parents with young children and those with impaired mobility.**
- **Encourage the control of vehicle speeds and movement by urban design, by exploring local examples such as restricted forward visibility.**

Figure 16: Street Hierarchy



Place Making

The government's Planning Practice Guidance advises that:

Well designed new or changing places should:

- **be functional;**
- **support mixed uses and tenures;**
- **include successful public spaces;**
- **be adaptable and resilient;**
- **have a distinctive character;**
- **be attractive; and**
- **encourage ease of movement.**

(Paragraph: 015 Reference ID: 26-015-20140306 Revision date: 06 03 2014)

It goes on to recommend the following be considered for "buildings and the spaces between them":

- **layout – the way in which buildings and spaces relate to each other**
- **form – the shape of buildings**
- **scale – the size of buildings**
- **detailing – the important smaller elements of building and spaces**
- **materials – what a building is made from**

Layout

"Consider layout: - This is how buildings, street blocks, routes and open spaces are positioned in an area and how they relate to each other. This provides the basic plan for development. Developments that endure have flexible layouts and design"

(Paragraph: 024 Reference ID: 26-024-20140306, Revision date: 06 03 2014).

The previous section has illustrated the potential layout of the development and proposes a clear hierarchy of streets and routes, the development block arrangement addresses the streets and surrounding open spaces so that the buildings relate well to each other, streets connected and spaces complement one another. The approach taken ensure that there is a clear definition between public and private space.

The adjacent plan illustrates how the development layout has been considered in relation to local vistas and landmarks can be created within the development.

Figure 17: Focal Spaces Plan



Key

- Arrival Space
- Focal Space
- Gateway Buildings
- Gateway Landscaping
- Landmark Buildings
- Views out to surrounding Countryside
- Focal Tree



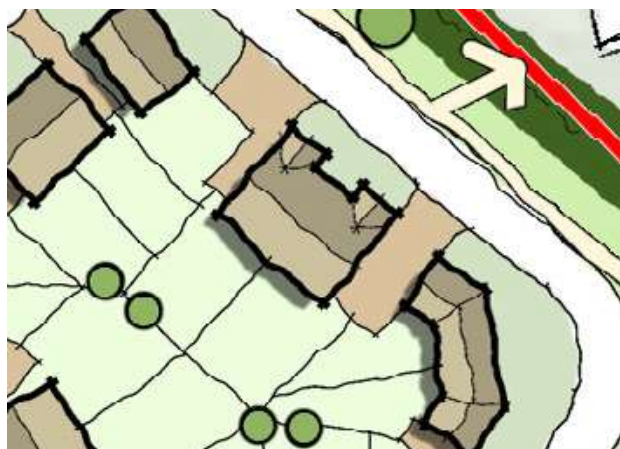
Form

“Consider form: - Buildings can be formed in many ways, for example tall towers, individual stand alone units, long and low blocks, terraces. They can all be successful, or unsuccessful, depending on where they are placed, how they relate to their surroundings, their use and their architectural and design quality. Similarly streets can take different forms. From wide motorways with few entrances and exits to narrow lanes with many buildings accessed directly from them. Care should be taken to design the right form for the right place”

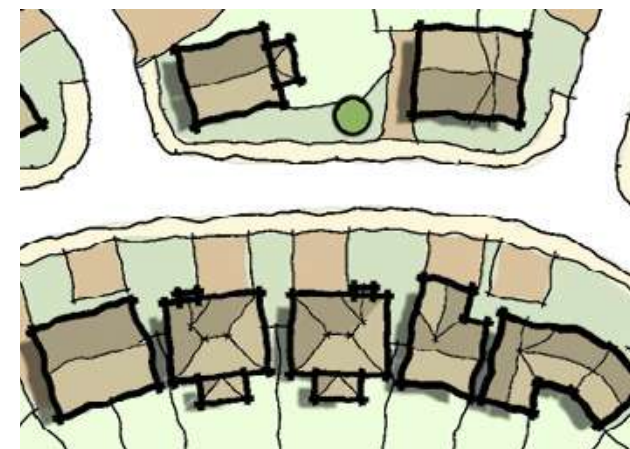
(Paragraph: 025 Reference ID: 26-025-20140306 Revision date: 06 03 2014).

The hierarchy of streets to some extent determines the form of the proposed buildings, with a higher density and greater sense of enclosure along the main street, reducing to a lower density and more informal arrangement of buildings fronting on to the open spaces around the development edge. The main street will have a greater proportion of linked dwellings to reinforce the character of this street as the principal route through the development.

Car parking solutions will be integral to this design. The main aim is to locate vehicles so that they do not dominate the street scene. Car parking could comprise spaces to the front or side of buildings, garages, undercroft parking and small rear courtyards. Design approaches would be explored at the detailed stage.



Lower density development would generally occur at the edge of the developable area



Denser areas would be located along the main and secondary streets

Scale

“Consider scale: - This relates both to the overall size and mass of individual buildings and spaces in relation to their surroundings, and to the scale of their parts”

(Paragraph: 026 Reference ID: 26-026-20140306 Revision date: 06 03 2014).

The proposed development will be primarily two storeys in height to reflect local character, with occasional 2.5 storey dwellings to provide interest and focal points along the street scene. A range of terraced, semi-detached and detached properties of varying ridge heights are proposed to provide a varied and interesting street scene. Bungalow properties will also be included.

The size of gardens associated with each property also has a bearing on the scale of the development. Longer front gardens create an open street scene, and where gardens are short this provides a sense of enclosure. This approach can be varied along the main and secondary streets to create areas of different character.



Properties with varying ridge heights will provide a diverse and interesting street scene

Details and Materials – Appearance of the Development

“Consider details: “The quality of new development can be spoilt by poor attention to detail. Careful consideration should be given to items such as doors, windows, porches, lighting, flues and ventilation, gutters, pipes and other rain water details, ironmongery and decorative features. It is vital not only to view these (and other) elements in isolation, but also to consider how they come together to form the whole”

(Paragraph: 027 Reference ID: 26-027-20140306 Revision date: 06 03 2014).

Whilst the development does not advocate historic solutions, it is important that the new development has some connection with local character and place making. This is achieved through an analysis of street character, built form and materials. One of the most obvious ways of achieving a response will be by using traditional building materials especially the use of colour and boundary details. This will be the guiding rationale for the development. The adjacent context of the development primarily comprises properties constructed in the 21st century which utilise elements of traditional built character in the choice of materials and design detailing.

“Consider materials: - Materials should be practical, durable, affordable and attractive. Choosing the right materials can greatly help new development to fit harmoniously with its surroundings. They may not have to match, but colour, texture, grain and reflectivity can all support harmony”

(Paragraph: 028 Reference ID: 26-028-20140306 Revision date: 06 03 2014).

At this design stage, these photographic examples show a range of the modern and traditional buildings within Clitheroe. These give an indication of the type of design treatments that are anticipated and the general appearance of the built form. The materials selected for the development would provide a modern interpretation of traditional materials. Details may include render and stone appearance, chimneys, sash windows, detailing around windows and doors, and to corners of focal buildings.

Boundary treatments, where used could include stone walls, railings and hedgerows. The emphasis will be upon well detailed buildings which are built on a human scale.





Safe Places and Crime Prevention

The development will embrace the guiding principles for safe design and crime prevention set within the Planning Practice Guidance (PPG) and those advocated through the Secured by Design police initiative (and New Homes 2014). Secured by Design principles reflect the established principles of designing out crime. Creating a sense of place where residents and legitimate users are able to go about their daily routine without unduly fearing crime or insecurity is a key element of this initiative.

Sustainable communities are founded on safe and secure places. Reducing crime, preventing crime and community safety are the essential elements of Safer Places. The following lists some of the main principles that will be embraced and adopted by the proposed development.

- The detailed layout of streets, blocks, plots and landscape will be designed so that it avoids opportunities for crime and anti-social behaviour.
- The place will have a well-defined movement framework, with direct clear routes for all. Routes will be active, well-lit and well signed.
- The layout will create perimeter blocks with 'active frontages' and 'active routes'.
- Blank facades and gables onto the street will be avoided. Gables will have windows or doors that overlook the public realm to encourage 'eyes on the street'.
- Buildings and properties will have a 'defensible space' with a clearly defined boundary between private and public space. The use of landscaping treatments (fencing, shrubs, hedges and trees etc) will be used to help define boundaries and define space.
- Private and public space will be well defined so that the ownership is clear to all.
- Restrict public access and opportunities for access to the rear of buildings and avoid secluded and poorly surveyed footways and alleyways, especially to the 'backs' of the properties.
- All public spaces will be well defined, purposeful and active. They will be welcoming and attractive.
- Active greenspaces for equipped play will be overlooked, with some natural surveillance and will be 'open' in their design with clear sightlines and good visibility.
- Cars will be parked where they are close to homes/ buildings.
- Encouraging 'community ownership' through a variety of means such as; 'character streets'; feature spaces; shared surfaces; street furniture; and landscape design.
- Ensuring that homes are as secure as possible, with a particular focus on the design and specification of windows, doors, gates and rear fences.
- On-plot gates could be used for driveways or 'undercroft' parking arrangements. Secure entrance gates could be used where shared parking courts are proposed.
- Ensuring that the place is well managed and well maintained, with a high quality public realm and a green infrastructure which is attractive and enduring.



Greenspaces will be overlooked with clear sightlines and good visibility

Green Infrastructure

The Green Infrastructure has evolved as a result of analysis of the site and its setting, and by responding to the best practice design guidance.

The key objectives of the landscape and GI proposals for the scheme are to:

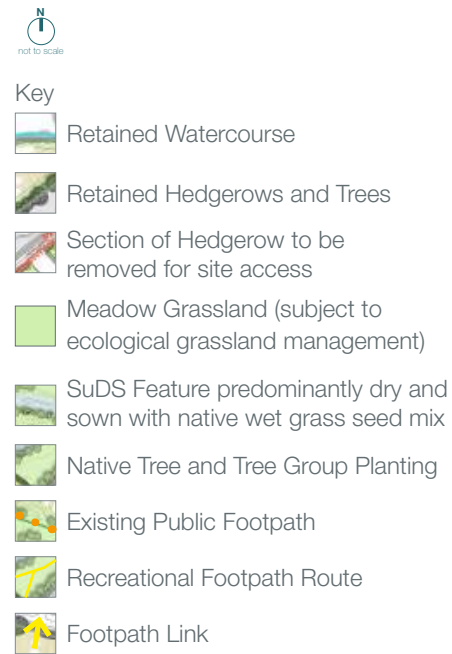
- Provide multi-functional green infrastructure that will deliver a range of landscape, biodiversity, recreational and SuDS benefits;
- Provide a high quality, attractive landscape setting for the proposed development that is in keeping with local landscape character, seeking opportunities for landscape gain;
- Address any recommendations appropriate to the site made by Natural England and Lancashire County Council in their Landscape Character guidance;
- Maintain and enhance the landscape and biodiversity features of the site;
- Maintain and respect the recreational experience across the site for users of the internal and peripheral public footpaths; and
- Minimise landscape and visual effects of the built development on peripheral residential receptors.

The landscape and GI proposals for the scheme include:

- The provision of 2.95 hectares of land dedicated to landscape, GI, public open space, play, SuDS and habitat related proposals – representing approximately 40% of the total site area;
- Retention of the watercourse through the site within the surrounding area of grassland. This will be managed as a wildflower meadow for ecological benefit;
- Retention of peripheral hedgerows within the green infrastructure within greenways. These greenways will be strengthened through supplementary native tree planting;
- A small section of the hedgerow frontage alongside Henthorn Road will be replanted or translocated several metres into the site from its current position in order to facilitate a new footpath connection to the site entrance alongside Henthorn Road;
- Provision of informal recreational footpath routes through the open spaces of the site to connect into the public rights of way network;

- SuDS are proposed within the lower part of the site – three landscaped drainage ponds are proposed and will provide buffers to the Ribble Valley Way and Pendleton Brook; and
- The Pendle Hill outlier of the Forest of Bowland AONB forms the backdrop to the settlement of Clitheroe. The public open spaces and alignment of streets will be arranged to provide views from the development out towards Pendle Hill and towards Clitheroe Castle within the town centre.

Figure 18: Green Infrastructure Plan



Chapter 4

DESIGN PRINCIPLES

Trees

Focal tree planting will be located along the main street and along the Henthorn Road frontage to the development. Elsewhere, a comprehensive use of street trees will be adopted as a key design principle, and this will establish a distinct character for the development. Within the open space larger growing tree species will be used including a higher proportion of native species.

Trees will be located to enhance visual interest and to provide identity as well as being used as landmark features, which, for example, may provide a centre piece to a square. Trees will help to soften the built form, provide shade and create ecological habitats.

For all new street trees attention will be given to siting and selection of species. The long term growth and spread will be well considered, as well as their relationship with buildings, streets and public areas. It is essential that suitable trees grown for urban locations are specified, with a narrow compact form, and a medium height. Where practical choice of species will reflect those typically present elsewhere within the settlement.

Water and Drainage

The proposed drainage strategy for the development will be to introduce three attenuation ponds in the lowest parts of the site. This will reduce the risk of flooding both on and off site and will be used to manage the surface water runoff from the proposed development. The line of drainage will follow the natural fall of the land. Careful integration of this feature into the site will create potential habitats for wildlife and promote biodiversity, providing valuable open space and amenity value.



Sustainability

New buildings will be constructed in accordance with the Building Act 1984 and the statutory instruments therein known as The Building Regulations.

Sustainable design, energy efficiency, and the reduction of carbon emissions is an important part of the design. The following is not an exhaustive list, but a summary of the common ways in which sustainable design could be interpreted. The following should be explored and considered as part of the detailed design:

- **Arranging buildings within the plot to maximise solar gain and light penetration. Wherever possible locating dwellings with south facing fronts so as to maximise sunlight.**
- **Considering the internal layout of dwellings to provide for modern living approaches and the potential for lifetime home standards.**
- **Providing flexible building and house design, which allows for the expansion of living areas and storage needs.**
- **Provide opportunities for home working.**
- **Maximising storage space within the building, and the plot, with appropriate space for recycling, refuse, cycle storage, composting and rainwater harvesting.**
- **The use of energy efficient appliances, heating systems, energy controls and management.**
- **Improved insulation and glazing.**
- **The potential use of recycled construction materials and aggregates, and the preference for using environmentally friendly and more sustainable materials and products.**
- **The use of permeable surfaces and paving as part of a surface water strategy.**

- **Conservation of natural resources on site such as hedgerows and trees.**
- **Ground level urban greening: The use of street trees, green spaces, parks, planting and private gardens.**
- **The planting of grassland and native woodland and hedgerows, which encourages biodiversity and sustainable drainage.**
- **Introducing bat and bird boxes to provide wildlife benefits.**
- **Controlled water demand through methods such as: low flow showers and baths; dual flush toilets; water efficient white goods; and rainwater harvesting through water butts or tanks.**
- **Surface water strategies based on appropriate SuDS approaches, such as basins and swales.**
- **The potential for air source heat pumps, solar panels and photovoltaics to deliver renewable energy.**
- **The consideration of other emerging technologies during the course of the development.**

Chapter 5

BUILDING FOR LIFE 12

Building for Life 12 Summary

The following section provides a summary of the evaluation against the 12 Building For Life Questions, and links to the evidence that supports the evaluation. If the standard is met for each question then a green light will apply.



Integrating into the neighbourhood

1 Connections

Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones, while also respecting existing buildings and land uses around the development site?

Evaluation: The proposed development links into existing highway infrastructure and provides direct connections to the adjacent settlement edge and Rights of Way network.

Score: Green light

2 Facilities and services

Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

Evaluation: The development is close to a range of local facilities and adjoins the Clitheroe settlement edge. Clitheroe is the main administrative centre at the heart of the Borough and has a large concentration of shops, services and employment. The development will provide new informal public open space and a children's play area.

Score: Green light

3 Public transport

Does the scheme have good access to public transport to help reduce car dependency?

Evaluation: The development has easy access to public transport with direct links to existing bus routes, east of the site. A bus stop is located close to the site on Blakewater Road.

Score: Green light

4 Meeting local housing requirements

Does the development have a mix of housing types and tenures that suit local requirements?

Evaluation: The accommodation mix would reflect the needs and aspirations of the local community. The design would include a range of dwelling sizes across the site, to provide a mixed community. The tenure mix would reflect the local community, and would provide a balanced and robust mix of tenures.

Score: Green light

Creating a place

5 Character

Does the scheme create a place with a locally inspired or otherwise distinctive character?

Evaluation: The layout, density and green infrastructure for the scheme would respond to its context and provide a distinctive character. At a detailed level, features would be included in the design to reflect local vernacular. This could include selected use of traditional materials.

Score: Green light

6 Working with the site and its context

Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Evaluation: The scheme exploits the existing landscape and topography by retaining the existing boundary planting where possible and enhancing it where practicable. The attenuation ponds are located at the lowest points within the site. The watercourse through the site will be retained within an area of meadow grassland and managed for wildlife benefit.

Score: Green light

7 Creating well defined streets and spaces

Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Evaluation: The scheme is based on a series of development blocks, which interlock with the landscape. There would be a clear definition of the private and public realm, and properties would overlook the public space. The orientation of the buildings facilitate and highlight the sites connections with the settlement edge and describe the hierarchy of the layout.

Score: Green light

8 Easy to find your way around

Is the scheme designed to make it easy to find your way around?

Evaluation: The layout for the scheme follows a simple approach with a distinct set of character streets to allow residents and visitors to easily find their way around. The relationship with the green infrastructure would allow easy orientation. Footpaths follow desire lines and link with existing footpaths making access to the wider area easy and available.

Score: Green light



Street & home

9 Streets for all

Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?

Evaluation: The building layout has defined the street network, so that highways and car parking do not dominate. At detailed design stage, street dimensions would be designed to minimise vehicle speeds. Dwellings located close to the road provide pinch points that slow traffic and give priority to pedestrians.

Score: Green light

10 Car parking

Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Evaluation: Car parking would be integrated into the overall layout and design. Car parking would be mainly within curtilage, to the side or front of the dwellings.

Score: Green light

11 Public and private spaces

Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Evaluation: The streets and public spaces would be overlooked by adjacent dwellings, allowing informal surveillance and safe routes. Footpaths run through the public open space.

Score: Green light

12 External storage and amenity space

Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Evaluation: The building layout will allow for bins and recycling stores to be stored out of sight and minimise their impact on the streetscene.

Score: Green light



Gladman Developments Ltd

Henthorn Road
Clitheroe

A stylized, dark teal icon of a house with a gabled roof and a chimney, positioned behind the letter 'h' in the word 'Clitheroe'.

DESIGN & ACCESS STATEMENT