

Design and Access Statement

Proposed development of 17 residential dwellings with associated landscaping, access and works

Land north of Chatburn Road, Clitheroe Oakmere Homes

April 2020

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 17 residential dwellings with associated landscaping and access on land at Chatburn 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 a brook at its 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 brook to the rear 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 is in place on the adjacent site to the east of the application site (ref no. 3/2017/0653)

3.0 The Proposed Development

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

- To 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 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

- 4.1** The application site measures approximately 0.9Ha. The site layout demonstrates that the site can accommodate up to 17 dwellings.
- 4.2** The development will provide a variety of market housing with a mix of 2, 3 and 4 bedroom dwellings.

- 4.3** 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

- 4.4** 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 access road loops through the site and connects up again with the northern access point to the adjacent permitted development.
- 4.5** 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.
- 4.6** 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.
- 4.7** The development will be landscape led which will help break down the mass and visual prominence of the built form within the development.

Scale

- 4.8** The scale of development responds to the characteristics of the site and its context and most dwellings would be 2 storeys to ensure the development is in keeping with the surroundings.

Appearance

- 4.9** Clitheroe has a variety of forms of housing, reflecting its historical development.
- 4.10** 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.
- 4.11** 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

- 4.12** Enhancing the green infrastructure within the site will help integrate the development better into the surrounding landscape and adjacent residential area.
- 4.13** Landscaping will be introduced throughout the application site to enhance the appearance of the proposed dwellings and the local area in general.

Access

- 4.14** Vehicular access to the site will be provided via the adjacent site to the east. Pedestrian and cycle access will also be provided directly from the adjacent site and there will be no direct access to Chatburn Road from this site.

5.0 Conclusion

- 5.1** The proposal seeks planning consent for the erection of 17 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.