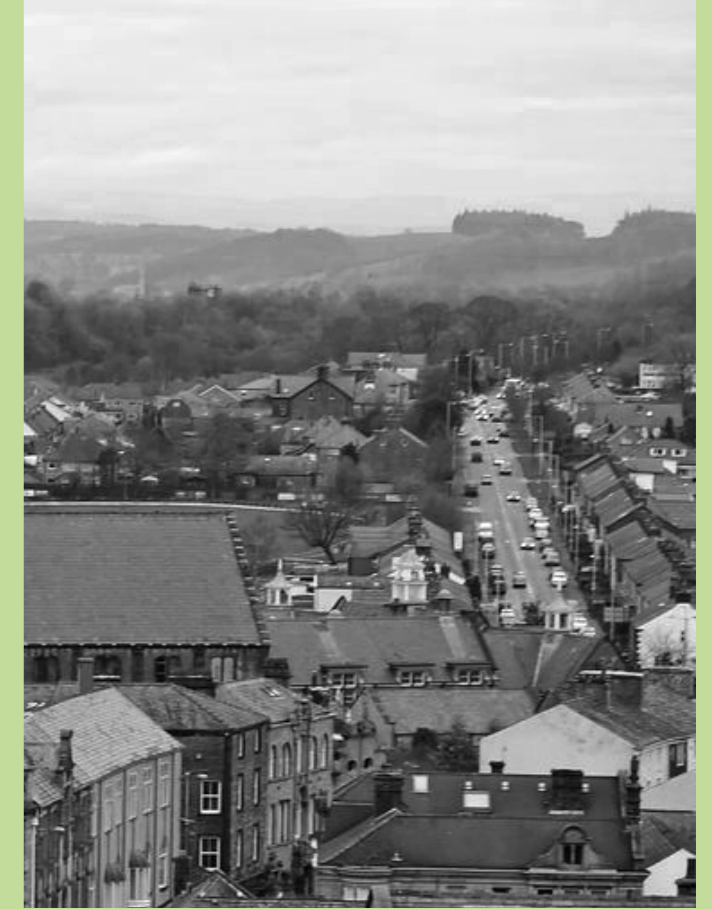
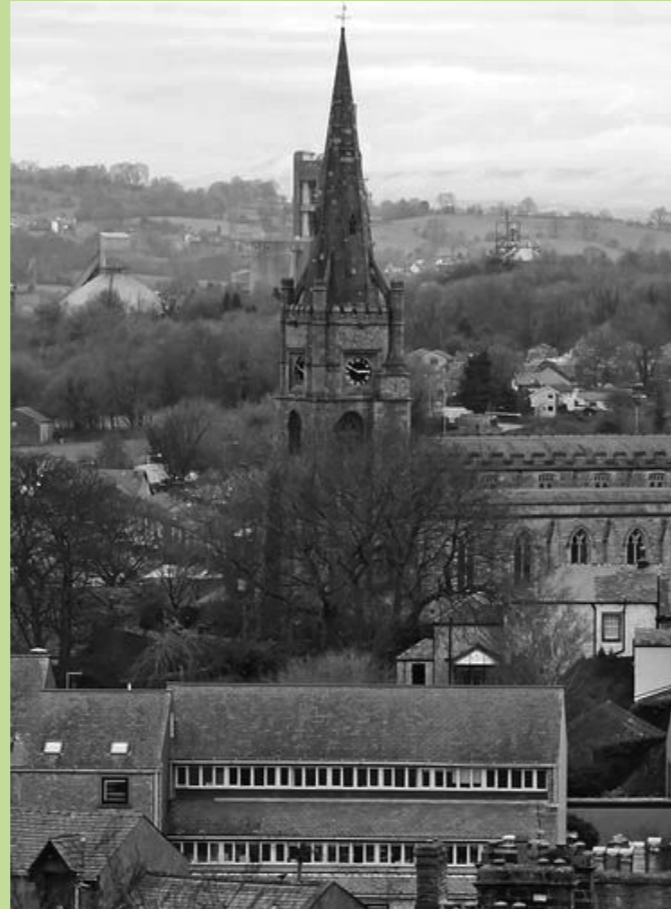


Design Evolution Document

Pendle Road, Clitheroe, Phases 5 & 6

Created on behalf of Taylor Wimpey
May 2026

Revision A



Key Design Alterations

This document aims to discuss the design alterations which have been made since the previous submission of phases 5 and 6. These changes have been driven by planning comments and are as follows:

- 1 The development north of the spine road now faces it to provide an active frontage.
- 2 The dwellings which front the southern side of the spine road are now accessed via private drives, this reduces the amount of vehicular accessways crossing the 3m pedestrian / cycle way.
 - a This has resulted in an overall loss of dwellings (from 265 to 230 houses), mix changes and structural layout changes.
- 3 The turning facility marked (right) has moved south, away from the retained trees to ensure that it is clear of a root protection area.
- 4 The access road marked (right) has been removed, limiting the overall amount of hardstanding while retaining the frontage over the adjacent buffer zones
- 5 Footway connectivity through areas of public open space have been reworked so that the pedestrian decants onto public accessways, forming logical routes throughout the site.



Previously submitted composite site layout



Current composite site layout

Direction of Frontages North of the Spine Road

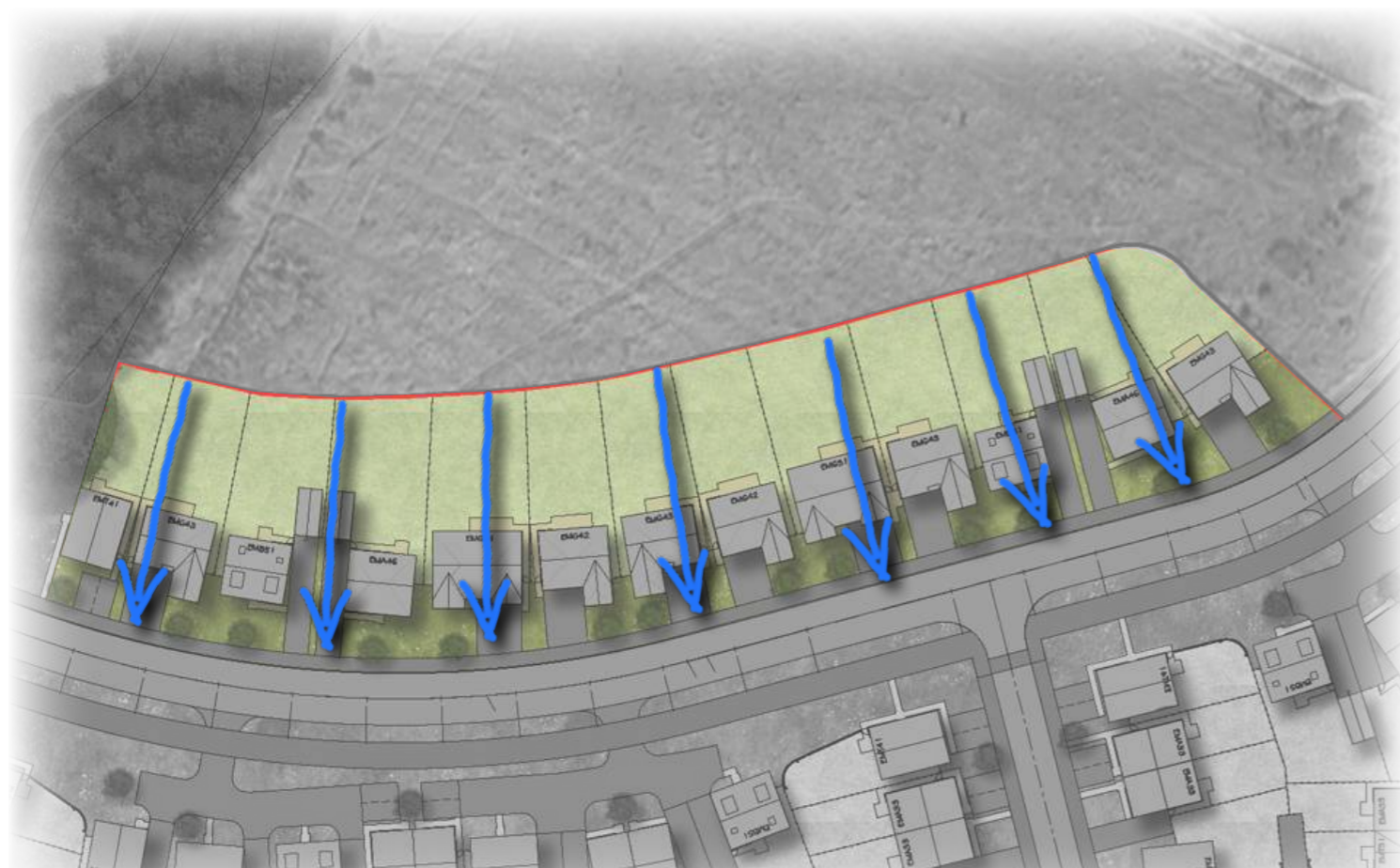


Excerpt from the previously submitted site layout showing the northern parcel

The dwellings north of the spine road on the previously submitted scheme were oriented towards the east and west. This previous orientation allowed for the accommodation of 22 dwellings within this parcel, while we achieved an active frontage by using corner turners facing the spine road.

The request to reorientate the dwellings north of the spine road has resulted in a reduction of 9 units as the current design features 13 houses within this parcel, albeit they are generally larger plots. This reduction in amount has had an effect on the development further within the site as we have tried to gain back dwellings elsewhere.

As the house types chosen for these parcels are larger, it has encouraged larger front garden areas and greater setback from the spine road. This, combined with the private drives south of the spine road allow the development to breathe.



Excerpt from the current site layout showing the northern parcel

Private Vehicular Accessways Crossing the 3m Cycle Way



Excerpt from the previously submitted site layout showing the area for change



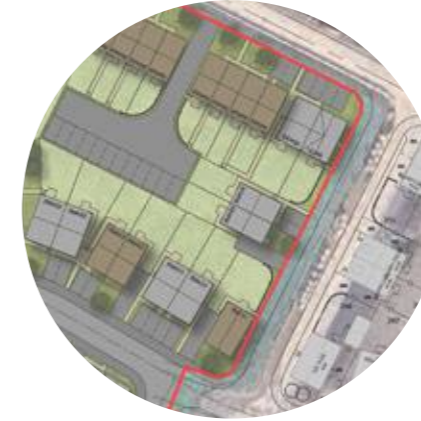
Excerpt from the current site layout showing the addition of private drives providing access for these dwellings

The previously submitted scheme features plots with parking directly accessed from the spine road, this crossed the 3m pedestrian / cycle way. This has been mitigated on the current design by incorporating three private drives providing direct access.

Previous Design



Current Design






To cater for the introduction of the private drives and the increase in land take, the dwellings highlighted mirror the previous phases to produce a cohesive street scene on both sides while ensuring that interface distances are adhered to.

The parcels which run along the southern boundary have been redesigned to allow for the set back of the dwellings facing the spine road. This redesign has included a reduction in houses and an overall mix change.

The incorporation of the private drives has made parcels smaller, this has caused the rotation of the units (left) allowing for a rear to side interface distance of approximately 14m is achievable.

Key

-  3m pedestrian / cycle way
-  Areas of the 3m pedestrian / cycle way broken by vehicular access (count from west - to - east)
-  Line of development moved south to provide a 21m interface distance

Private Vehicular Accessways Crossing the 3m Cycle Way (continued)



Excerpt from the previously submitted site layout showing the extent of the vehicular accessways crossing the 3m cycle way



Excerpt from the current site layout showing the addition of private drives to provide access to these dwellings

Phase 6 used a similar design ethos surrounding parking for dwellings south of the spine road. The method for dealing with this was to introduce four private drives to limit the amount of vehicle crossing points over the cycle way. Only two of the four private drives are accessed from the spine road, providing a pedestrian led approach.

Previous Design



Current Design






To ensure that a 21m interface distance between the rears of properties is achievable, the amount of units in parcels south of the spine have been decreased. This is evident on areas of development which face east and west.



The design changes along the spine road have decreased the size of parcels. To still retain the interface distances and the landscaped offset it was inevitable that units would be lost inside the development.

Key

-  3m pedestrian / cycle way
-  Areas of the 3m pedestrian / cycle way broken by vehicular access (count from west - to - east)
-  Removal of dwellings to retain a 21m interface distance.

Mix and Amount Changes

The amount of dwellings between the previously submitted scheme and the current design iteration reduced from 265 to 230 units. This includes a tweak to the overall mix to ensure that various tenure provisions could remain the same.

Previous Design Accommodation Schedule

Accommodation Schedule Proposed development at Higher Standen Farm, Clitheroe - Phase 5 & 6



Rev - F							
House Type	Bed No.	Type	No.	Sales Sqft	Structural Sqft	Total Sqft (Sales)	Total Sqft (Struc)
Shared Ownership							
EMA22 Beaford	2	End	8	778	792	6224	6336
EMA22 Beaford	2	Mid	6	778	792	4668	4752
EMA22 Beaford	2	Semi	0	778	792	0	0
EMA33 Eynsford	3	End	8	972	987	7776	7896
EMA33 Eynsford	3	Mid	6	972	987	5832	5922
EMA33 Eynsford	3	Semi	2	972	987	1944	1974
Bungalow 4 (over 55)	2	Semi	4	778	787	3112	3112
Bungalow 4 (over 55)	2	Detached	6	778	787	4668	4722
		Total Affordables	40			34224	31602
Affordable Rent							
EMA22 Beaford	2	End	6	778	792	4668	4752
EMA22 Beaford	2	Mid	5	778	792	3890	3960
EMA22 Beaford	2	Semi	0	778	792	0	0
EMA33 Eynsford	3	End	8	972	987	7776	7896
EMA33 Eynsford	3	Mid	6	972	987	5832	5922
EMA33 Eynsford	3	Semi	2	972	987	1944	1974
Bungalow 4 (over 55)	2	Semi	12	778	787	9336	9444
Bungalow 4 (over 55)	2	Detached	1	778	787	778	787
		Total Affordables	40			34224	34735
Open Sale							
EMA33 Eynsford	3	End	17	972	987	16524	16779
EMA33 Eynsford	3	Mid	10	972	987	9720	9870
EMA33 Eynsford	3	Semi	34	972	987	33048	33558
EMA35 Tetford	3	Semi	30	1021	1037	30630	31110
EMT31 Aynesdale	3	End	1	1021	1037	1021	1037
EMT31 Aynesdale	3	Semi	20	1058	1073	21160	21460
EMT41 Plumdale	3	Detached	12	1252	1268	15024	15216
EMA 43 Colford	4	Detached	15	1252	1268	18780	19020
EMG43 Hubham	3	Detached	20	1370	1389	27400	27780
EMA46 Rightford	4	Detached	12	1374	1392	16488	16704
EMB51 Aireton	5	Detached	14	1672	1691	23408	23674
		Total Open Sale	185			213203	216208
		Total	265			281651	282545

Current Design Accommodation Schedule

Accommodation Schedule Proposed development at Higher Standen Farm, Clitheroe - Phase 5 & 6



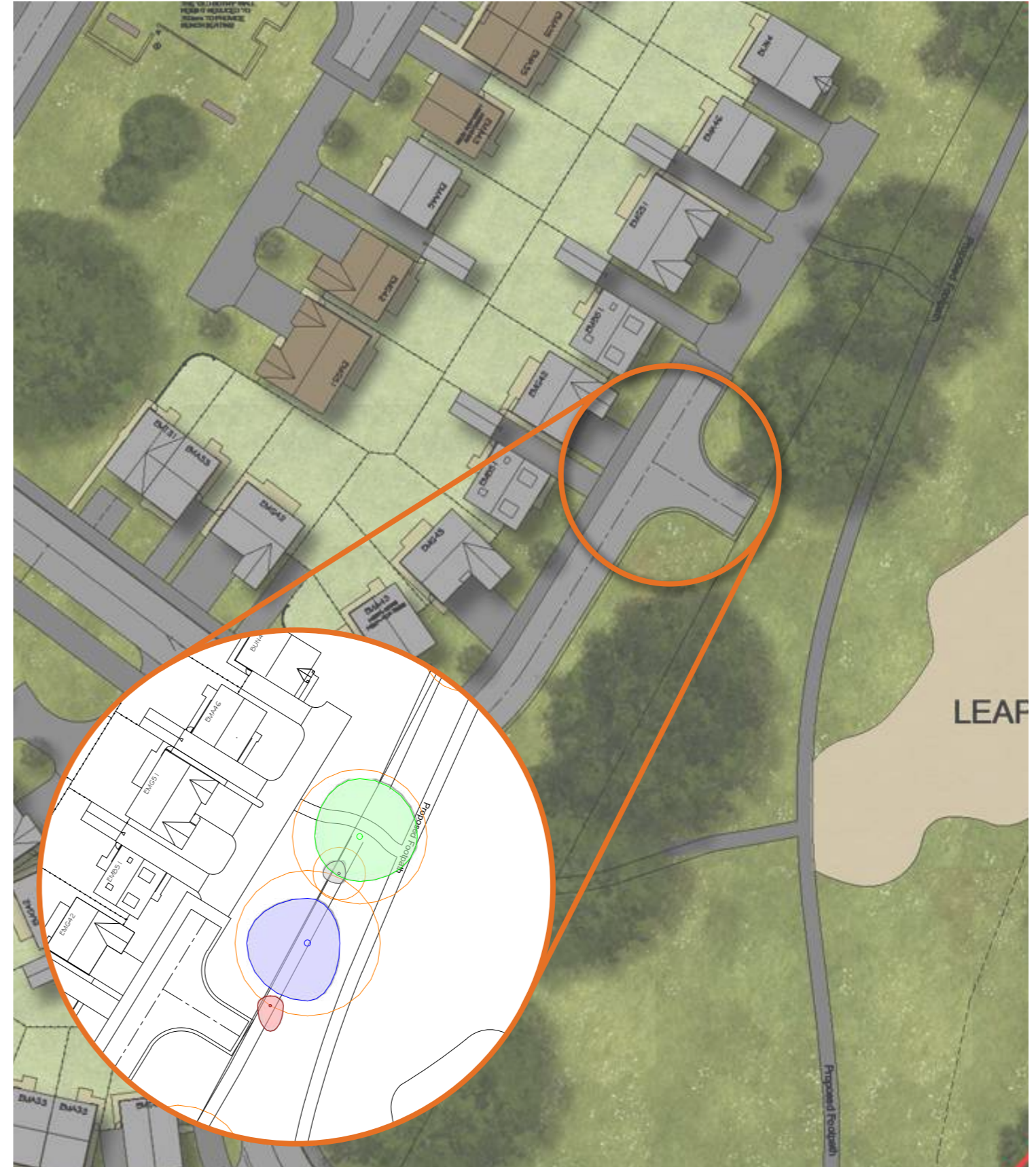
Rev - Q							
House Type	Bed No.	Type	No.	Sales Sqft	Structural Sqft	Total Sqft (Sales)	Total Sqft (Struc)
Open Market							
Bungalow 4	2	Detached	2	778	787	1556	1574
EMA33 Eynsford	3	Semi/End	34	972	987	33048	33558
EMA35 Tetford	3	Semi	14	1021	1037	14294	14518
EMT31 Aynesdale	3	Semi/End	14	1058	1073	14812	15022
EMT31 Aynesdale	3	Detached	4	1058	1073	4232	4292
EMT41 Plumdale	4	Detached	16	1252	1268	20032	20288
EMA43 Colford	4	Detached	16	1252	1268	20032	20288
EMG42 Corkham	4	Detached	16	1347	1367	21552	21872
EMG43 Hubham	4	Detached	10	1370	1389	13700	13890
EMA46 Rightford	4	Detached	14	1374	1392	19236	19488
EMB51 Aireton	5	Detached	11	1672	1691	18392	18601
EMG51 Patterham	5	Detached	10	1957	1980	19570	19800
		Total Open Sale	161			200456	203191
Affordable Rent							
Bungalow 4 (O' 55's)	2	Semi	8	778	787	6224	6296
Bungalow 4 (O' 55's)	2	Detached	2	778	787	1556	1574
EMA22 Beaford	2	Mid	5	778	792	3890	3960
EMA22 Beaford	2	Semi/End	10	778	792	7780	7920
EMA33 Eynsford	3	Mid	1	972	987	972	987
EMA33 Eynsford	3	Semi/End	8	972	987	7776	7896
		Total Affordable Rent	34			28198	28633
Shared Ownership							
Bungalow 4 (O' 55's)	2	Detached	8	778	787	6224	6296
EMA22 Beaford	2	Mid	1	778	792	778	792
EMA22 Beaford	2	Semi/End	10	778	792	7780	7920
EMA33 Eynsford	3	Mid	2	972	987	1944	1974
EMA33 Eynsford	3	Semi/End	14	972	987	13608	13818
		Total Affordable Rent	35	35		30334	30800
		Total	230			258988	262624

Removal of Turning Facility from RPAs

There are various large trees within the development, the aim is to retain these wherever possible. On the previous phase 6 design there was a turning facility within a root protection area. This redesign moved the turning head south, limiting the impact on these ecological assets.



Excerpt from the previous site layout with RPAs shown

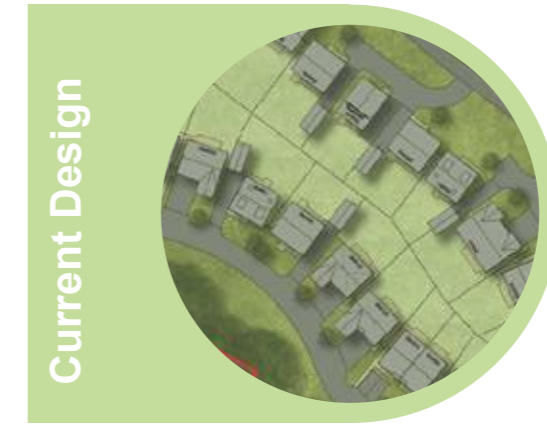


Excerpt from the current design iteration with RPAs shown

Limiting Hardstanding

The request to provide direct dwelling access via private drives south of the spine road while accommodating the 5m landscaped offset running parallel with the site boundary has resulted in the reorientation of parcels.

The new scheme provides an area of single-sided road and links the private drive, providing access to all dwellings which face the southern offset.



Excerpt from the previous site layout showing the area of hardstanding to be redesigned



Excerpt from the current design iteration showing the reorientation of the parcel and linked private drive

Pedestrian Footway Connectivity

The previous design iteration included a pedestrian footpath from the south that decanted onto the end of a private drive. This current design offers a betterment on this, providing logical routes through areas of public open space. Allowing for connectivity throughout the wider site.



Excerpt from the previous site layout showing the public footpath decanting onto a private drive



Excerpt from the previous site layout showing the area of hardstanding removed on current design

