

## design and access statement



### Moorend Croft

Land to south of Chatburn Old Road,  
Chatburn, Clitheroe, Lancashire

may 2022

# Moorend Croft

## 1 Background Information

### 1.1 INTRODUCTION

This design statement has been prepared to support a technical details consent application for the development of 9 dwellings at land to the south of Chatburn Old Road.

This application follows on from a Permission in Principle (PIP) application 3/2018/0582 which was approved at appeal (APP/T2350/W/19/3223816).

The statement seeks to demonstrate that the proposal which follows has undergone a formal and thoughtful design process and that the scheme proposed is a response to site context, access (into and within), massing, orientation and materiality.

It also demonstrates consideration for the architectural detail that will be taken forward in order to create a high quality development; whilst highlighting a sustainable approach has been adopted.

### 1.2 AIM

This statement demonstrates that the proposed scheme has been informed by a rigorous process of assessment, evaluation and design and includes the following information:

- Layout - how the dwellings are to be arranged on the site and their relationships with their environs;
- Use - what the buildings, and spaces they create, will be used for;
- Amount - how much would be built on site;
- Appearance - what the dwellings and proposed spaces will look like including building materials;
- Scale - the extent/size of development;
- Access - how the site is accessed and the accessibility of the dwellings within the context of the site.



aerial view of the site and its approach via Chatburn Old Road

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view of two trees within site boundary



view from site looking south towards pendle hill

## 1.3 THIS DOCUMENT

Referencing the national guidance - only applications for major development, development in designated areas and listed building consents must be accompanied by a design and access statement (DAS).

These documents are a useful tool for outlining the design principles relevant to an application. They not only help to illustrate the design process undertaken but also the design can benefit through the thoughtful and rigorous approach required by a DAS.

The National Planning Policy Framework (NPPF) states that a DAS must :-

- (a) *explain the design principles and concepts that have been applied to the development;*
- (b) *demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;*
- (c) *explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;*
- (d) *state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and*
- (e) *explain how any specific issues which might affect access to the development have been addressed.*

This DAS therefore explains how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users.

It includes an appraisal of the site including an assessment of the immediate and wider surroundings in terms of physical, social and economic characteristics.

The DAS then goes on to state details relating to the proposed scheme including outlining the principles that have informed the design and the amount of development proposed.

## 1.4 DESIGN BRIEF

Stanton Andrews Architects were asked to review the existing site, following the successful appeal for the PIP, and consider options for 9no. contemporary detached dwellings.

The proposals should be mindful and respectful of the neighbouring Hare Hill Croft development.

## 1.5 STANTON ANDREWS ARCHITECTS

Charles Stanton and Neil Andrews established their architecture practice in late 2006. With projects across the north-west Stanton Andrews have established a strong reputation for producing high quality and imaginative designs to suit the needs, desires, aspirations and budgets of its clients.

The practice has over 15 years experience and projects have consistently demonstrated a focused and considered appraisal of the existing arrangement, its site, and context; resulting in imaginative and elegant designs tailored to the specifics of each commission. This combined with a sensibility for historical context and vernacular identities has created socially and environmentally responsive architecture that enhances and sustains successful places.

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## 2 Site

### 2.1 LOCATION

The site is located on the western edge of the settlement boundary of Chatburn, approximately 2km north of Clitheroe within the Ribble Valley.

### 2.2 SITE DESCRIPTION

The proposed site covers an area of 0.98ha and consists of land which is currently vacant but has the benefit of permission in principle (PIP) for residential development up to 9no dwellings.

Within the site there are not many notable landscape features beyond the two established trees protected by a TPO. There is a public footpath which runs through the site from east to west.

The site is bounded by Chatburn Nature Reserve and existing properties to the south (along Crow Trees Brow) whilst the recent Hare Hill Croft development is to the north. To the east is High Beech House and the rear of the property's associated curtilage. Woodland/vegetation is located to the west with the quarry site slightly further beyond.

The site is accessed off Chatburn Old Road, adjacent to the western boundary of the neighbouring Hare Hill Croft development.

There is a noticeable fall across the site from West to East with the levels becoming steeper towards the eastern boundary. The site is entered to the North-West (level 120.72) falling to the South-Eastern boundary towards Crow Trees Brow (level 111.84) and to High Beech House (level 111.15).



existing site topographic survey



photos to existing public footpath along rear of Crow Trees Brow

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## 3 Planning

### 3.1 PLANNING HISTORY

We do not intend to document the full planning history of the site in detail as it is the subject of a recent appeal judgement (APP/T2350/W/19/3223816). Suffice to mention a number of issues were outlined and clarified by the judgement.

Following the appeal, permission in principle was granted for residential development of up to 9 dwellings on the site in accordance with the terms of application 3/2018/0582.

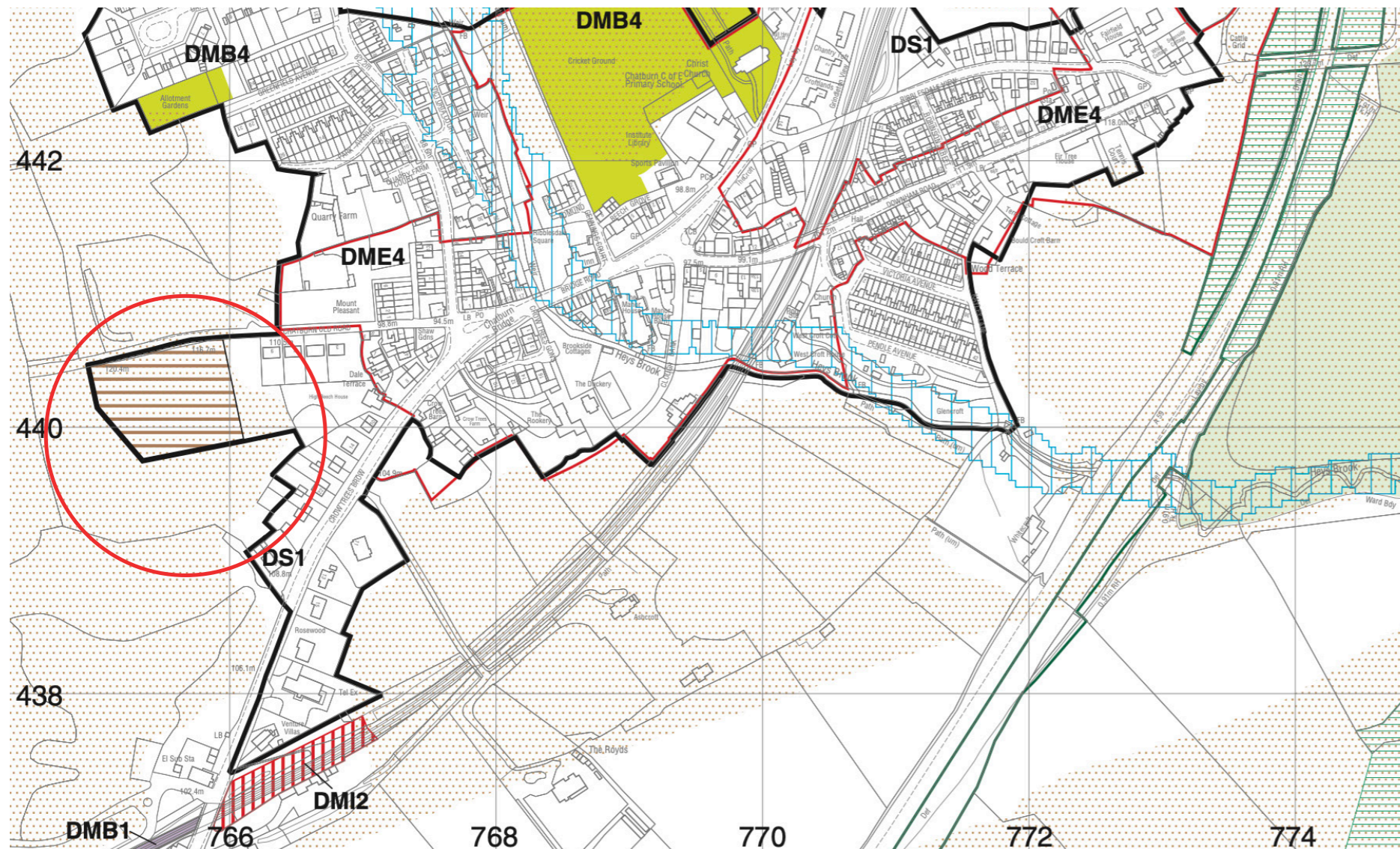
The planning history for the immediate surroundings confirms the adjoining site to the north, Hare Hill Croft, received approval for the 'Erection of 10 dwellings' (Ref: 3/2014/0618) in June 2015. This scheme has since been fully developed.

### 3.2 DEVELOPMENT PLAN

Ribble Valley Borough Council's (RVBC) Proposals Map identifies the site as being located just outside the settlement boundary for Chatburn. This matter has already been considered by the PIP appeal and given the site adjoined three sides of the staggered settlement boundary it was deemed the site effectively consolidates/rounds-off the boundary. Thus complying with the core strategy's definition of appropriate expansion to a tier 1 settlement.

One such reason within the appeal read as follows :-

*'The appeal site lies outside, but adjoining, the settlement boundary for Chatburn as defined on a previous iteration of the development plan for the area. However, as part of the 'Housing and Economic Development' Development Plan Document (HEDDPD) the Council proposed to adjust the settlement boundary for Chatburn, primarily in relation to Chatburn Old Road, to bring the on-going residential development on land to the north of the appeal site within the settlement boundary. The effect of this realignment is also to bring a small portion of the appeal site within Chatburn's settlement boundary. What it also does is ensure that the majority of the appeal site's northern boundary adjoins the settlement boundary, in addition to the staggered line of the settlement boundary around the site's eastern and south-eastern perimeter.'*



Extract from the Housing and Economic Development DPD Proposals Map (2016). Site circled in red.

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### 3.3 PLANNING POLICY

The main applicable planning policies were discussed/outlined in the PIP appeal and can be summarised as follows :-

DS1 - sets out the overarching development strategy for the borough. The policy states that new housing development will be directed towards principal settlements and tier 1 villages

DS2 - echoes paragraph 11 of the NPPF and states that the Council will take a positive approach that reflects the presumption in favour of sustainable development. The Key Statement says that applications that accord with the Local Plan will be approved without delay, unless material considerations indicate otherwise

DMG1 - assists in ensuring that development proposals are in line with numerous broad considerations by providing a series of overarching considerations regarding the quality of developments with regards to design, access, amenity, the environment and infrastructure.

DMG2 - outlines further strategic considerations and assists in the interpretation of the general development strategy DS1 - underpinning the settlement hierarchy for the purposes of delivering sustainable development.

The appeal decision went into further details and offered justifications for the application site in relation to the respective policy's. These read as follows :-

*'Policy DS1 of the RVBC Core Strategy sets out a broad spatial development strategy for the distribution of housing across the Borough. Sitting below the Borough's Principal Settlements, Chatburn is one of eleven 'Tier 1' settlements which are considered by the Council to be the more sustainable of the Borough's defined settlements. Policy DS1 states that development will also be focused towards these 'Tier 1' settlements in addition to the scope offered by the Principal Settlements.'*

*'Core Strategy Policy DMG2 goes on to state that development should be in accordance with the development strategy established by policy DS1. With specific reference to 'Tier 1' settlements, development proposals should 'consolidate, expand or round-off development so that it is closely related to the main built up areas'. It goes on to conclude that such development should be appropriate to the scale of, and in keeping with, the existing settlement.'*

*'Whilst 'rounding off' is defined in the core strategy glossary as development which is 'part of rather than an extension to' the built-up area of a settlement, the Council accept that to 'consolidate' or 'expand' is not confined to within settlement limits.'*

*'The proposal would adjoin the Chatburn settlement boundary as it follows existing residential development fronting both Chatburn Old Road and Crow Trees Brow. Furthermore, a development of the scale proposed in this instance would be broadly consistent with Chatburn's role as a tier 1 settlement.'*

Ultimately, it has been determined that the principle of development is acceptable with the site being well related, in physical terms, to the built-up areas of Chatburn (backed on to existing properties to Crow Trees Brow, Hare Hill Croft and Chatburn Old Road). The site itself is also only a modest walk from services/facilities within the main built up area of Chatburn. Therefore the development is not considered to be isolated and is of a size appropriate to a tier 1 settlement.

The proposed change of use to residential purposes will also act to fulfil the local housing needs. Introducing low density, high quality, housing which respect the site setting.

### 3.4 OTHER TECHNICAL MATTERS

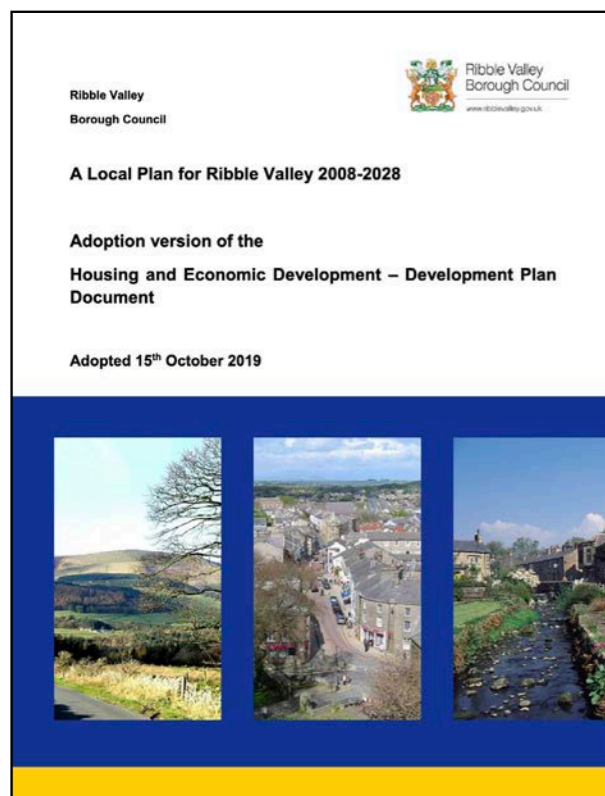
The site is not subject to any statutory, ecology related, designations within the vicinity of the application site.

The application site does not include any locally or nationally listed buildings and is not within the Chatburn Conservation Area.

The trees towards the Eastern boundary are protected by Tree Preservation Orders (3/19/3/210).

With regard to privacy and overlooking, the appeal inspector was invited to view the relationship between the site and properties on Crow Trees Brow. The inspector concluded that :

*'The rear garden areas of properties on Crow Trees Brow were generously long. Insofar as applicable to an application for permission in principle I cannot conclude that the appeal site would not be suitable for the principle of residential development on these grounds.'*



RVBC Housing and Economic Development DPD (adopted 2019)

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3.5 CONSULTATION - PRE-APPLICATION ADVICE  
Ribble Valley Borough Council's pre-application advice (ref: RV/2020/ENQ/00068) outlines the requirements for any technical details application to accord with the relevant policies contained within the development plan.

Further recommendations in relation to separation distances for any of the proposed dwellings were also outlined. This suggested :-

- 21m to facing dwellings
- 21m back to back distance
- 10.5m minimum length to gardens
- 12-14m minimum distance between habitable room windows and blank elevations

The advice goes on to state that for the submission of a formal application, the Local Planning Authority (RVBC) would require the following information:

- Location Plan
- Existing Site Plan
- Proposed Site Plan
- Full details of existing and proposed ground levels and proposed building finished floor levels including levels for proposed roads.
- Existing and proposed site sections including details of height, scale and location of proposed housing in relation to adjacent existing development/built form
- Existing and Proposed Floor Plans and Elevations
- Details of proposed landscaping
- Details of refuse storage locations and routes for access
- Details of parking provision allocation
- Proposed plans and access details
- Arboricultural Impact Assessment (including all hedgerows)
- Ecology Report
- Surface water drainage information
- Heads of Terms

indicative site layout - at pre-application stage

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## 4 The Design

### 4.1 DESIGN PROCESS

The current design layout is the result of a detailed and thorough design process, in which a number of options were explored prior to deciding on and refining a preferred scheme.

A number of early feasibility options were computer modelled within the context of the site. The use of detailed 3D modelling not only assists in visualising the schemes but also provides a detailed understanding of the massing of the proposals.

The process allowed the proposed dwellings and setting to be fully 'understood' ensuring that any proposals were well considered and integrated.

The resultant proposal for the dwellings has been designed to achieve the desired accommodation in response to the brief. It is believed the scheme provides contemporary, usable living accommodation with a strong connection and respect for its setting.

### 4.2 DESIGN AND LAYOUT

The site is responsible for creating its own vistas and interfaces given that it is essentially an infill site backing on to existing neighbouring properties. As such, there are no external focal points of the site from the surrounding public network. Therefore the main access road, off Chatburn Old Road, forms the frontage for a number of the proposed dwellings and provides the opportunity to create a key visual interface on arrival to the development.

The topography of the site allows for an additional, internal, spine road to be formed off the main access route. One of the primary drivers for this arrangement is that it generates inwardly facing properties that subsequently create 'softer' boundaries to the perimeter of the site. This integration ensures the interface between the proposed development and existing properties is considerate and respectful.

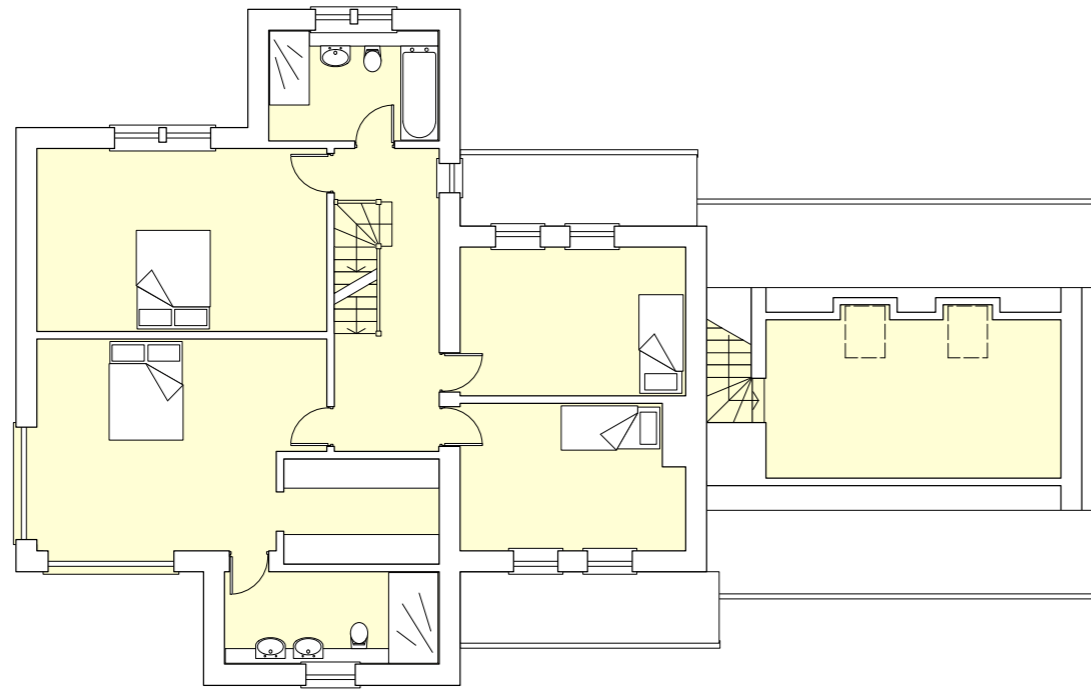
The proposed site layout has been designed to provide vehicular and pedestrian access that is inclusive for all. Together with the primary access point to the site, the scheme also addresses the existing public footpath through the site to provide pedestrian links to the surrounding area and its services/amenities.



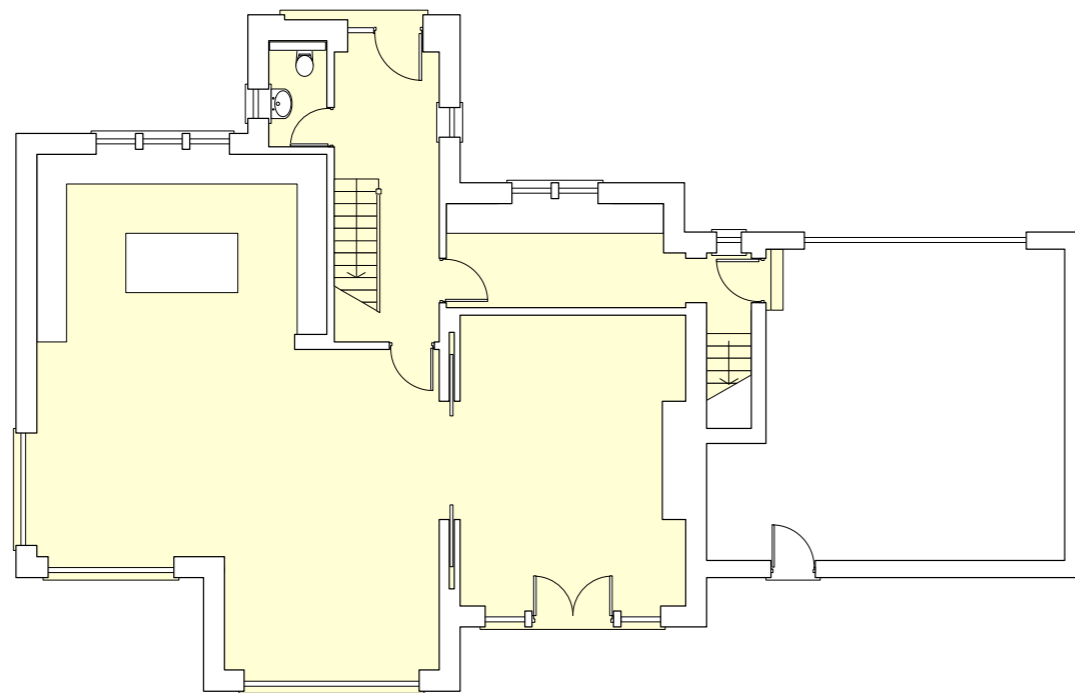
proposed site layout



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first floor plan example - plot 4/5



ground floor plan example - plot 4/5

Each property also addresses the pre-application requirements for dwellings and their respective separation distances which avoid overlooking and loss of privacy between each of the 9 plots.

Full details of existing and proposed ground levels (including levels for proposed roads) have been included in the documentation supporting this planning application, addressing the suggested requirements set out in the pre-application advice (ref: RV/2020/ENQ/00068)

#### 4.3 USE

The proposed site's previous use has been deemed redundant by the granting of permission in principle for residential development. It is therefore deemed that the proposed residential use is both sustainable and appropriate for the area.

The additional residential dwellings will add to the growing residential bias of the area and can enhance the sense of community. The development will also bring economic and social benefits to the immediate area with existing, redundant, land replaced by a high quality and thoroughly detailed/landscaped residential scheme.

#### 4.4 AMOUNT

To follow the previously identified constraints of the PIP application, the proposal is a residential development that features 9 new dwellings. The site is just under a hectare in size so this equates to a relatively low density of development of 9.18 plots/ha.

#### 4.5 APPEARANCE AND MATERIALS

The applicant is keen to ensure a high standard of design. As such, a robust architectural language is used for the houses which integrates the development within its setting and reflects the surrounding area.

Externally the materials for the proposed dwellings are complementary to the local vernacular; including natural stone and render with dressed stone detailing and natural slate roofs.

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## 4.6 SCALE

The proposed dwellings are all broadly of a similar two-storey scale, which is consistent with other dwellings in the surrounding area.

The drawings accompanying the application provide full information on the proposed houses, including plan dimensions plus eaves and ridge heights.

The dwellings also feature integral garages of ancillary form which have been detailed with lower ridge heights to minimise the potential visual impact whilst allowing the proposals to be more sympathetic to the setting.

All the dwellings feature gables to their principal frontage responding to the local vernacular and to break up the built form. The gables direct you to the principal entrance and create additional aesthetic interest.

## 4.7 ACCESS/PARKING

A main access road into the site is proposed off Chatburn Old Road - providing access to each dwelling and allowing safe access/manoeuvrability for service vehicles (as shown to site plan drg. no.1903/PL30).

The appeal decision denotes Chatburn Old Road as :-  
*'A quiet rural lane largely due to it culminating in a dead-end just to the west of the site entrance. It is a pleasant walk from the site to the services and facilities at the foot of Chatburn Old Road'*

Provision for off-road parking is provided to each dwelling; meeting and exceeding minimum requirements. These provisions include double garages along with driveways for additional parking as shown to the proposed site plan.

An alternative pedestrian route through the site is also indicated to the proposed site plan - providing pedestrian links to the surrounding area and services/amenities within the main built up area of Chatburn.

Access design and details of servicing/refuse routes have been developed in conjunction with Highways Consultant DTPC. A summary of the highway's related matters will be provided under separate cover following the initial submission.



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## 4.8 LANDSCAPING

Landscape design is important to soften the development and ensure a sustainable and visually appealing solution for the proposed site.

The landscaping for the proposed development has been considered during the design process in order to ensure that surface and material choices, as well as the proposed planting and amenity spaces, complement the overall site layout.

Where possible the landscaping design can enhance and support the character of the local area. The 'softer' boundaries created by the orientation/layout of the dwellings also adds to the attractiveness of the proposed development - maintaining generous amenity space for residents and surrounding neighbours.

The proposed site layout predominantly includes private gardens and, as such, will rely upon occupants for long term maintenance and management. However, this can enhance the sense of community within the development and mean that external contractors will not be required other than to maintain the public spaces of the proposal. This will be taken care of by a management company.

Ultimately, landscape design has been undertaken in conjunction with Landscape Consultant Trevor Bridge Associates (TBA). The image to the left is an early 'draft' proposal to suit an evolving overall site layout (TBA drg.no. 6791.02).

An updated landscape plan will follow the initial submission at a later date. This addresses the suggested requirements of the pre-application advice (Ref: RV/2020/ENQ/00068).



Early 'draft' proposal of Landscape Strategy from TBA

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## 5 Technical Considerations

### 5.1 ECOLOGY

An ecology survey and assessment has been produced by ecology consultant ERAP which states that residential development at the site is feasible and acceptable in accordance with all ecological considerations.

The proposed development of the site is also understood to provide the opportunity to secure ecological enhancement for the area given that the landscape design and fauna typically associated with residential areas can appeal to breeding birds and roosting bats.

See ERAP's report submitted in support of this application for further details. This addresses the suggested requirements of the pre-application advice (Ref: RV/2020/ENQ/00068)

### 5.2 ARBORICULTURAL IMPACT

A tree constraints report has been produced to support of the development proposal by Bowland Tree Consultancy Ltd. This report and its associated details highlight that there are limited existing trees of note on site apart from the two trees to the east covered by a tree preservation order (TPO).

There are several groupings of trees to the immediate site boundaries, However it is understood that these trees will present limited constraints to the current arrangement and are unaffected by the proposals.

The current site layout has been designed to limit impacts on the TPO trees and as such development has generally been restricted to outside of the identified tree root protection areas (RPA)

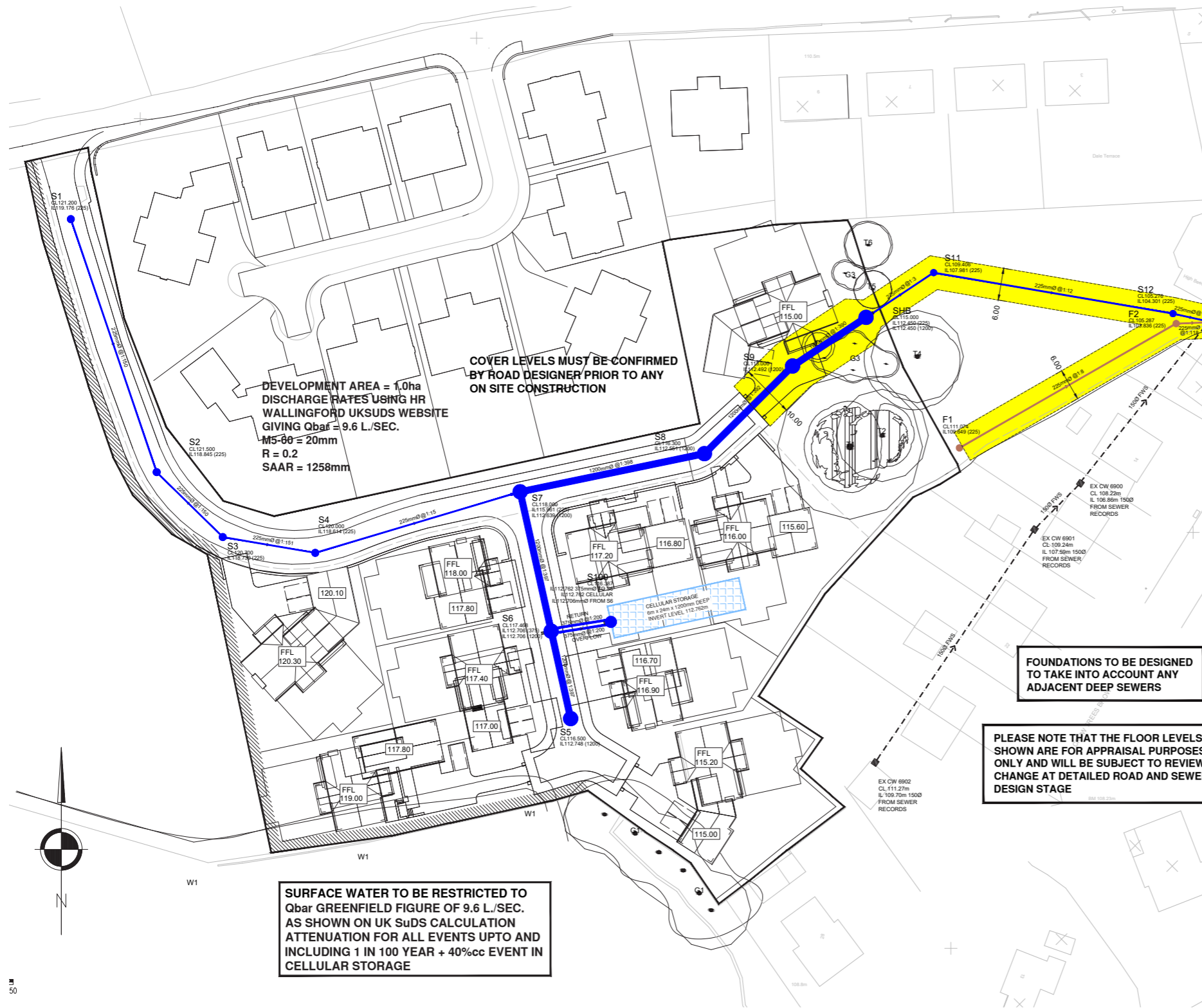
Some trees/groupings to the north east of the site, which are proposed to be removed, are identified in the tree constraints report as having the lowest value.

See Arboricultural Impact Assessment (Bowland Tree Consultancy) submitted in support of this application for further details. This addresses the suggested requirements of the pre-application advice (ref: RV/2020/ENQ/00068)



Extract from Arboricultural Tree Constraints Plan

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## 5.3 SURFACE WATER DRAINAGE

A drainage strategy has been produced to support the current application submission by REFA Consulting Engineers.

The proposed development is considered to have no detrimental impacts in terms of drainage that cannot be managed/mitigated. The site will appropriately accord with all guidance in the NPPF and the local plan provided the current requirements are followed.

It is currently proposed that all surface and foul water drainage will discharge to existing combined sewers (subject to approval by the relevant regulatory authorities). The rate of run off for surface water will also be restricted/attenuated to the relevant regulatory authority's satisfaction.

Infiltration has initially been discounted as a suitable means of surface water disposal due to existing ground conditions.

The current designs are for appraisal purposes only and are subject to detailed design and approval by the relevant regulatory authorities.

See REFA's full drainage strategy (drg.no.22033/100/1) submitted in support of this application for further details. This addresses the suggested requirements of the pre-application advice (ref: RV/2020/ENQ/00068)

## 5.4 OTHER MATTERS

To conclude the technical considerations, it has been highlighted that this planning application is supported by a number of reports which demonstrate that the proposed development is capable of being implemented without significant adverse impacts arising from any site constraints. It is considered that the proposed development does not raise any further issues on interests of acknowledged importance.

The requirements outlined in the pre-application response have been adhered to and it is deemed that there would be no further influences to consider in determination of this application.