

Design and Access Statement

Erection of 74 no. dwellings (comprising 17 no. dwellings and 57 no. apartments) with associated access, roads, car parking, landscaping and infrastructure, including a public car park to serve Whalley village centre

Land at Accrington Road, Whalley

January 2023

1 Introduction

- 1.1 This Design and Access Statement has been prepared to support a planning application submitted on behalf of Oakmere Homes (NW) Ltd for the;
- *Erection of 74 no. dwellings (comprising 17 no. dwellings and 57 no. apartments) with associated access, roads, car parking, landscaping and infrastructure, including a public car park to serve Whalley town centre*
- 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;*

¹ Sub-section 3 of Section 9 of Part 3

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

2 Site location

- 2.1 The 2.84 ha application site is located south of Accrington Road on the south-eastern side of Whalley. It comprises a broadly square and level field, divided by a central hedge, which is used for grazing. It is bordered by the River Calder to the south and the built up area of Whalley to the north and west. The land rises in the northeast corner where the east boundary is marked by a tree-lined bank with higher land beyond, and the north boundary is formed by Accrington Road which lies on an embankment rising from west to east. A public right of way (footpath no. 3-45-FP27) follows the eastern boundary and southern boundary alongside the River Calder.
- 2.2 The site lies very close (circa 130 metres) to Whalley town centre and is easily accessed by walking and/or cycling along Accrington Road which is provided with footpaths and is fully lit. Whalley is a Principal Settlement (highest tier) in the Ribble Valley hierarchy and is highly sustainable. The centre contains a wide range of shops, convenience stores, services, food and drink outlets, a medical centre, library, community facilities, places of worship and a bus station. Just outside the town centre is a primary school, secondary school and Whalley railway station.
- 2.3 There are bus stops located adjacent to the site on Accrington Road which are served by a range of services operating between Clitheroe, Colne, Burnley, Padiham and Blackburn. Whalley railway station is approximately 0.9 km from the site and accessible by walking and cycling, and there are regular daily services to Clitheroe, Blackburn, Preston, Manchester and the national rail network.

3 Use and amount of development

- 3.1 The proposed development comprises 17 no. two storey houses and 57 no. apartments which will be provided in 1 no. two storey building and 1 no. three storey building, together with associated access, estate roads, car parking, landscaping and infrastructure, including a car park to serve Whalley town centre. Full details of the development are provided in the application plans, drawings and supporting documents.

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



Figure 1: Proposed site layout

- 3.2 The net developable area is defined by the area of the site within the Zone 1 flood risk area and the maximum area within the Zone 2 and 3 flood risk area which can be mitigated by flood compensation storage capacity on the balance of the site outside the developable area, and which the Environment Agency is willing to support. This is based on the results of hydraulic modeling summarised in the Flood Risk Assessment and the final pre-application correspondence with the Environment Agency of 30th July 2021, albeit extended slightly beyond the proposed Phase 1 development in the 2021 planning application 3/2021/1277 by the addition of plots 1 to 4 and 71 to 74 and mitigated by a revised configuration of flood compensation storage area with a greater capacity. The re-profiling to achieve development on the northern part of the site and the flood compensation storage area on the southern part is shown on the proposed cut and fill areas plan ref. 21315-GAD-00-ZZ-DR-1411-P02.
- 3.3 The content of the development is shown in the schedules of accommodation on the following page. These show the proposed total housing mix in terms of the type, size and tenure of dwellings and the quantities of each, and as proportions of the total of 74 no. dwellings.

Dwelling type	Size (bedrooms)	Quantity
Apartment	1	26
Apartment	2	31
Brathay 2 story house	3	4
Bowfell 2 story house	4	2
Grasmere 2 story house	4	4
Kirkstone 2 story house	4	4
Wasdale 2 story house	4	3
Total		74

Size and type of dwelling	Tenure	Quantity
One bedroom apartment	Market sale	19 (24%)
Two bedroom apartment	Market sale	31 (42%)
Three bedroom detached house	Market sale	4 (5%)
Four bedroom detached house	Market sale	13 (18%)
One bedroom apartment	Affordable ownership	8 (10%)
Total		74 (100%)

4 Layout, scale and massing proposals

- 4.1 The proposed development maintains the overall design approach and principles adopted in the extant reserved matters scheme 3/2016/0344 (shown below) in terms of layout and massing.



Figure 2: Extant reserved matters approval site layout

- 4.2 The proposed large apartment building is in the same location as the apartments in the extant reserved matters scheme. In this location, in the northeast corner of the site, the building can be set down to take advantage of the screening provided by Accrington Road to the north at a higher level, and the rising tree-enclosed land to the east. The large apartment building is three storey in scale, to providing 49 apartments, and arranged as an L-shape configuration to make best use of the site. Car parking is provided immediately to the front and side of the building for residents and visitors at an appropriate standard.

5 Appearance of the development

- 5.1 All of the proposed dwellings and apartments will be constructed using combinations of Edenhall 'Darlstone' (reconstructed buff/brown stone) walling and either white or polar white render from K Rend. Fascias and window frames will be anthracite (RAL 7016) uPVC and with half-round gutters and round downpipes in black uPVC. Roofs will be covered with Estillo 3 slate. These are appropriate for the area and similar to the materials approved as part of the extant reserved matters approval scheme 3/2016/0344.

6 Landscaping proposals

- 6.1 A detailed landscaping scheme and planting plans have been submitted with the application. The planting scheme proposes new and replacement tree and hedgerow planting along the Accrington Road frontage and the site boundary, to mitigate for the sections and trees to be removed, and within the development area including street trees (extra heavy standards). Areas of native bulb planting are also provided in communal areas within the part of the site occupied by the larger apartment building.
- 6.2 The balance of the site outside the development area will be maintained and managed as improved grassland (amenity grass seed mix) consistent with its part use as the proposed flood compensation storage area and part undeveloped land. The eastern bank of the flood compensation storage area and the western edge of the site will also be planted with species-rich meadow grass (such as Emorsgate Mix EM2) to enhance biodiversity. The public right of way (footpath no. 3-45-FP27) will be retained on its existing route along the bank of the River Calder.
- 6.3 All boundary treatments on the site frontage and along the access roads and in common areas, will be 600mm or 900mm stone walls, except where hedges are proposed and/or retained, and private boundaries dividing plots and rear gardens will be 1.8 metre timber fences. Hard landscaping will include tarmac roads and footpaths, and block paved private drives, shared surfaces and car parks.

7 Access arrangements

- 7.1 The proposed entrance road to the development from Accrington Road is unchanged from that approved as part of the outline planning permission 3/2012/0179 (drawing ref. C250-125) and which has been partially constructed (in September 2018) by forming the opening and setting the kerb radii. Likewise the general arrangement of the estate access roads broadly follows the arrangement in the extant reserved matters scheme. Separate access is provided from Accrington Road to the proposed car park serving Whalley village centre which is considered to be acceptable in highway safety terms.
- 7.2 The access onto Accrington Road is designed to be adopted by the local highway authority and will facilitate safe access by cars and all vehicles, and will enable cyclists and pedestrians to walk and cycle easily and safely between the site and facilities in Whalley and the village centre. Other connections along the river bank will provide access to the countryside to the north east and the riverside walk to the west using the public right of way (footpath no. 3-45-FP27) which connects to King Street via Calder Vale.