

Alston Grange Phase 3 Land West of Preston Road, Longridge, PR3 3BE

Design and Access Statement

January 2023

REPORT CONTROL

Document	Design and Access Statement
Project	Alston Grange Phase 3
Client	Tilia Homes
Job Number	23-1462

Document Checking

Primary Author:	James Halsey	Initialled:	JMH
Contributor:		Initialled:	
Reviewer:	Josh Hellawell	Initialled:	JHH

Revision Status

Issue	Date	Status	Checked for issue
1	05/01/2023	DRAFTv1	JMH
2	18/01/2023	DRAFTv2	JMH
3	20/01/2023	FINAL	JHH
4			

CONTENTS

1	INTRODUCTION
---	--------------

2	DESIGN CONCEPT AND SITE CONSTRAINTS
---	-------------------------------------

3	SUSTAINABILITY STATEMENT
---	--------------------------

4	CONCLUSIONS
---	-------------

/1 INTRODUCTION

- 1.1. This Design and Access Statement relates to the development of a residential scheme on Alston Grange Phase 3, Land West of Preston Road, Longridge.
- 1.2. 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.
- 1.3. 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.
- 1.4. Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been considered. 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.
- 1.5. This Design and Access Statement explains the considerations taken into account during the design of the development and acts as an explanation as to how the site layout has been achieved and the decisions taken during its evolution.

/2 DESIGN CONCEPTS AND SITE CONTEXT

Design Constraints

- 2.1. The area in which the site is located is not subject to any local or national landscape designations and has no heritage assets within its boundary or within the surrounding area. It is located within Flood Zone 1 where the risk of flooding. The site does fall within an impact risk zone of the Red Scar and Tun Woods SSSI. However, this is approximately 2km from the site, so it is not anticipated that the proposal would have a negative impact on the SSSI. This will be clarified by the Council and relevant consultees at the application stage.
- 2.2. The design is limited by parameters of the previous consent on the site, which covers the whole application area. The previous consent has, in a large part, been completed and as such it is clear that density and detailed design need to be consistent with the surrounding dwellings. Similarly, the proposed scheme would need to work with the road layout of the previous consent and respect the open space provision and other relevant technical matters. Equally, the scheme needs to, in isolation and in conjunction with the previous consent, ensure adequate affordable housing is provided.
- 2.3. Finally, the original outline consent permitted for up to 275 dwellings, though the reserved matters sought to deliver a smaller total of 256. Whilst this gives the applicant room to deliver additional units without exceeding the total granted at outline, any addition resulting in a collective provision above 275 dwellings, would likely result in the principle of development being reassessed by the Local Planning Authority.

Development of Design

- 2.4. The design of this scheme is largely representative of that which was approved under the Reserved Matters application, ref. 3/2018/0105. Most units are in the same place as the extant permission, with the configuration of the units around the public open space having changed and those in the smaller site area, to the east.

- 2.5. The house types in this application are also different, with the submitted House Type Planning Drawing Pack demonstrating the units that Tilia deliver. This has mainly been adjudged as necessary due to the significant demand for the smaller detached family units, rather than the larger 5 bed house types, which are generally replaced as part of this scheme.
- 2.6. The internal road layout of the scheme will remain in the most part unaltered from the approved reserved matters application, ref. 3/2018/0105. The only change from the previously approved scheme will be to the turning head arrangement serving Plots 197-202, which mimics the design from the approved scheme.
- 2.7. The submitted Transport Statement has demonstrated that this layout is acceptable and meets the requirement for access from emergency and service vehicles. As this layout was deemed acceptable during the previous Reserved Matters application, this is still considered to be the case.
- 2.8. The landscaping proposals for the scheme are again, largely unchanged from the approved Reserved Matters application. The large public open space with the ponds has been slightly altered in size and form due to the change of the adjacent dwellings. The proposal also involves the planting of some trees and hedges with an appropriate maintenance schedule of these proposed throughout the year.
- 2.9. In summary the proposals now represent an enhanced and more effectively developed version of the layout consented at reserved matters. The new layout would result in a increased provision without resulting in an extension of the development boundaries already established. Moreover, the development takes into account the demand noted during the first phases of build out and takes this opportunity to revisit the house types and in turn provide a scheme for which they know to be demand for.

/3 SUSTAINABILITY STATEMENT

- 3.1 The energy efficiency parameters of the development are largely set by the aforementioned permissions, which dictate and guide how development is delivered across the site.
- 3.2 This application does not look to depart from the details set out as part of the wider development site and only seeks to reconfigure a small portion to enhance the units delivered to make more efficient use of the site whilst increasing the overall level of development.
- 3.3 The house types are ones utilised elsewhere within the development and as such their sustainability credentials have already been shown as agreeable to the Council. In the same context the site's compliance with Key Statement EN3 of the Core Strategy has already been assessed as acceptable.
- 3.4 The properties will be built to full compliance with the relevant buildings regs, which further secures efficiency standards to a desirable and achievable levels. This is demonstrated within the submitted Sustainability Statement which shows that the building materials used will achieve an improvement over AS. L1 2021 building regulation. The Statement also shows that primary energy and carbon emissions will be provided by renewable technologies, at rates of 16.98% and 18.81% respectively. The scheme is therefore compliant with Policy DME5 of the Core Strategy.
- 3.5 There has been much consideration placed on the siting and scale of the development to ensure the dwellings sit well within the existing surroundings and allow for adequate space to be provided without over intensifying the use of the site. Therefore, it is considered that the proposals make efficient use of the available land to deliver a high-quality residential scheme.
- 3.6 Consideration was given to the sustainability of the site's location, and it was established that adequate provision is in place to serve the proposed dwellings. The site lies on the edge of the settlement of Longridge, with a variety of local services

available within walking distance and access to public transport is thought to be acceptable.

- 3.7 The proposal would deliver high-quality homes which will be constructed in full accordance with the relevant building regulations. This scheme looks to retain as much of the existing features as possible and where appropriate will enhance the site to ensure its ecological value is preserved and the impact mitigated against. Discussion of the proposal with regard to the NPPF and the definition of sustainable development can be found in Section 6 of the Planning Statement.

/4 CONCLUSIONS

- 4.1. It is considered that the design of the proposed development is appropriate for this site. The design has had regard to the site context, relevant site constraints and opportunities, technological constraints associated with the proposal and the need to minimise the impacts of the development as far as possible.
- 4.2. Accordingly, the design of the scheme is considered appropriate in the context of this site and wider area.



www.pwaplanning.co.uk

2 Lockside Office Park
Lockside Road
Preston
PR2 2YS

01772 369 669
info@pwaplanning.co.uk
www.pwaplanning.co.uk