

SPRINGWOOD DRIVE, WHALLEY- RESIDENTIAL SCHEME

"A full planning application for the construction of 6 no. detached dwellings, with associated parking and landscaping at land off Springwood Drive, Whalley."



Planning, Design and Access Statement October 2025

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1.0 INTRODUCTION +

1.0

INTRODUCTION

1.1 Introduction to Proposals

Cassidy + Ashton has been instructed to prepare a Planning, Design and Access Statement in respect of a full planning application for the construction of a residential development at Springwood Drive, with associated private amenity space, access, parking, landscaping and waste storage provision, at vacant land off Springwood Drive, Whalley.

The proposed development is as follows:

"A full planning application for the construction of 6 no. detached dwellings, with associated parking and landscaping at land off Springwood Drive, Whalley"

The proposed scheme seeks the construction of six four and five-bedroom dwellings with associated parking and landscaping on a parcel of land which was formally used as storage for construction work on a nearby residential development. The construction will establish a modern, attractive and fit-for-purpose residential scheme to offer high quality housing within an existing community.

To facilitate the development, access would be provided via Springwood Drive, with appropriate parking provided for each property alongside supplementary landscaping and private amenity space.

Prior to this submission, there has been pre-application discussions, which have assisted in developing the final proposals.

The purpose of this statement is to describe the proposed scheme and assess the development against the relevant planning considerations.

1.2 Document Structure

This statement describes the site and its surroundings before setting out the national and local planning policy context under which the application should be considered.

The development proposals, including the justification behind the scheme, are then set out and matters of planning, design and access are assessed.

The Design and Access element of the Statement is submitted on a voluntary basis to assist in the determination of this application.

1.3 Purpose of the Document

The purpose of this statement is to describe in detail the proposal in terms of planning matters and its design, access and integration with the surrounding area. The document should be read in conjunction with all other supporting documentation and drawings accompanying this submission.

The National Planning Practice Guidance states that a Design and Access Statement must:

*Explain the design principles and concepts that have been applied to the proposed development; and
Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes context into account.*

The NPPG also sets out what should be included in a Design and Access Statement and makes the following points:

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.

Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. 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.

The conclusion is reached that, following in-depth examination, full planning permission should be granted.

1.4 Supporting Documentation

In order to fully satisfy national planning policy and local validation requirements for application submissions, the following supporting documents will accompany the application:

- Application Drawings
- Application Form and Certificates
- BNG Matrix and Statement
- Land Contamination Survey
- Flood Risk Assessment
- Sustainable Drainage Strategy
- Preliminary Ecological Appraisal

As such, this Planning Statement is to be read in conjunction with all other supporting documentation submitted alongside the application.

The remainder of this Planning, Design and Access Statement is structured as follows:

Chapter 2 – Site and Context

Chapter 3 – Planning History

Chapter 4 – Planning Policy Context

Chapter 5 – Design Development

Chapter 6 – Proposal Development

Chapter 7 – Planning Appraisal

Chapter 8 – Design and Access

Chapter 9 – Conclusion

2.0 SITE AND CONTEXT



2.0

SITE & CONTEXT

2.1 Site Description

The application site comprises a parcel of land, that runs alongside Springwood Drive Road, located in a predominantly residential area which forms part of the village of Whalley, BB7 9XL, as seen in Figure 2.

The development site extends to an area of approximately 0.7 ha. As existing, the application site is currently underdeveloped yet, is bordered on all sides by housing (Figure 1).

The proposal site adjoins Springwood Drive and borders the rear of surrounding residential development. As existing the site is comprised of mainly modified grassland.

The site previously formed part of an existing application for a housing estate under REF:3/2013/0137 which proposed the site be used for a school. LLC highways constructed an entrance to the site which was to form part of the school entrance. This accompanied a layby which was situated along Springwood drive. However, Lancashire County Council's School Planning Team later confirmed that they did not require this land for a new primary school. Instead, additional places will be provided at existing Ribble Valley schools.

Previously the site was used as the construction compound for the adjoining housing development (Figure 3).

Before that, the site was previously agricultural land.



Figure 1 – Site In Context [Source: Google Earth]



Figure 2 – Site In Context – 2025 [Source: Google Earth]



Figure 3 – Site In Context – 2015 [Source: Google Earth]

2.2 Site Location

Whalley is a large village and civil parish in Ribble Valley, Lancashire.

The site is considered to be in a highly accessible and sustainable location, benefiting from its proximity to both the A671 and A59, connecting the site to the surrounding areas of Whalley including Blackburn and Clayton-le-moors.

Additionally, the nearest bus stop is a two-minute walk away which serves 10 routes to the surrounding towns and cities such as Clitheroe and Preston. Whalley train station is a 12-minute walk from the application site, making public transport a viable sustainable transport option for residents. Furthermore, the village centre of Whalley is less than a 10-minute walk away, which offers a range of services such as GP's, clothes shops, barbers, restaurants, and public houses.

The surrounding land use is predominantly residential, comprising of two-3 storeys detached and semi-detached dwellings. The land to the northeast is newly developed.

There are no listed buildings in the setting of this site, nor does it lie within a conservation area.

The site is located predominantly within Flood Zone 1, with a small portion of the eastern periphery, as well as the southern border being located within Flood Zone 3, due to a watercourse that runs along the eastern boundary (figure 5).

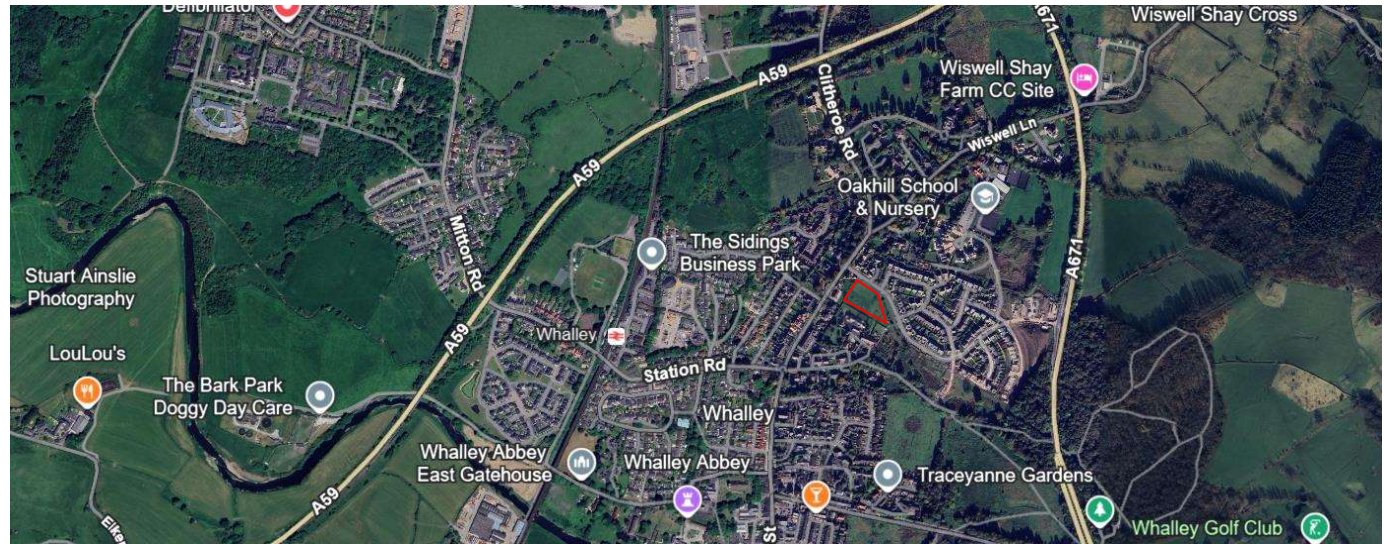


Figure 4 –Whalley [Source: Google Earth]

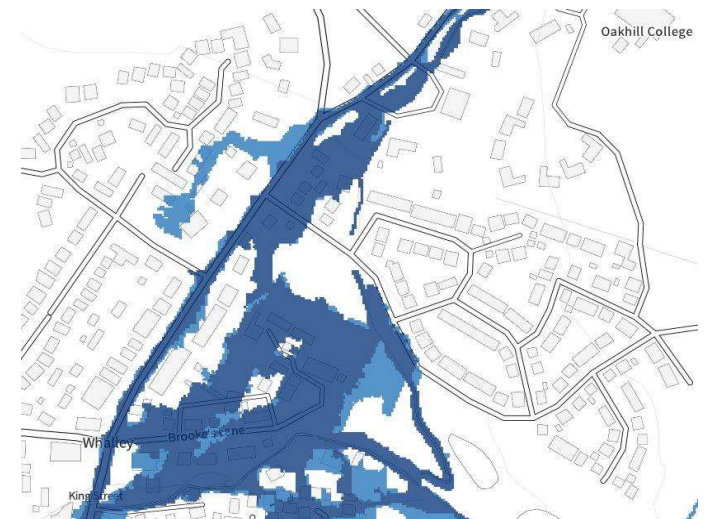


Figure 5– Flood Risk Assessment [Source: Gov.uk]

2.3 Urban Design Context

Amount and Use

The application site is currently underdeveloped. The surrounding area is predominantly dwellings.

Layout

The site sits within an existing modern housing estate laid out in a semi-fine urban-block grain in a looped plot-pattern. All developments are accessed directly from the street by private driveways.

Other older residential developments are set out in a linear block style, which all lead from the main arterial road - Clitheroe Road.

Scale and Massing

The surrounding residential area comprises mainly large detached 2 storey houses, with private driveways and rear garden space.

The site is bordered on nearly all sides by residential development, however due to the nature of the dwellings and the size of the application site, the site doesn't feel enclosed, with generous plots on all sides which reduces the overall sense of development, which is in-keeping with the context of the Village.

Access

The nature of the Village enables the inhabitants to access most of it on foot. Future residents can access the local 'centre' within 10 minutes, which comprises shops, bars and restaurants.

The site's constraints and opportunities have been founded upon its physical attributes, alongside local planning considerations.

The site resides along a secondary access road, which connects the village's main arterial route (Clitheroe Road) to the A671, which travels north towards Clitheroe and south towards Blackburn and Accrington.

Within 10 minutes from the site, access on foot is granted to the local centre, as well as Whalley train station, and two close-by bus stops (2-minutes walking distance), which run every ten minute, accessing Clitheroe to the north and Shadsworth, Accrington, Chipping, Burnley, Blackburn and Preston to the south.

Appearance

The predominant material used on adjoining sites comprise light-red brick and beige stone. Accompanied by grey slate roofing and white cladding details. Additionally, within the local vicinity, dwellings have red bricked driveways.

Whilst some of the dwellings around Whalley comprise red brick, the dwellings within the immediate vicinity comprise large plots and substantial sized dwellings, with large garden space, beige stonework, white cladding and grey slate roofing.

2.4 Strengths and Opportunities

As the application represents the opportunity to complete a residential development by utilising an underdeveloped plot, the application site is considered to be a logical final step. Within the design development process, an analysis of the constraints and opportunities of the site has been undertaken to assess the most feasible and appropriate redevelopment options.

The identified opportunities and constraints of the site are as follows:

Opportunities

- The site is designated under the Ribble Valley local plan for residential development.
- Level and readily available for redevelopment.
- The site is located within a highly accessible and sustainable location, benefiting from its proximity to public transport and local road and pedestrian access networks.
- The immediate surrounding area is largely characterised by residential development.
- The village of Whalley has many restaurants, retail, medical, educational and religious facilities.
- The has access to wider green areas, providing the residents access to walks, and natural views.
- The site has existing highways accesses associated with the proposed school use.

Constraints

- The site is of a unique shape requiring an innovative approach to layout.
- The site has a small area within flood zone 3.

The site's constraints and opportunities have been founded upon its physical attributes, alongside local planning considerations.

3.0 PLANNING HISTORY



3.0

PLANNING HISTORY

3.1 Planning History

The proposed application site, as well as the wider vicinity has been subject to various planning applications. The applications of relevance are noted below:

Outline Planning consent (application ref: 3/2013/0137) was granted in October 2013 on the site in figure 6 which was approximately 14.6ha, for a mixed-use development, comprising of 260 no. dwellings, a primary school, and a new vehicular link road between Clitheroe and the A671.

This application site formed part of a larger plot of land proposed for a primary school. However, Lancashire County Council's School Planning Team later confirmed that they did not require this land for a new primary school. Instead, additional places will be provided at existing Ribble Valley schools.

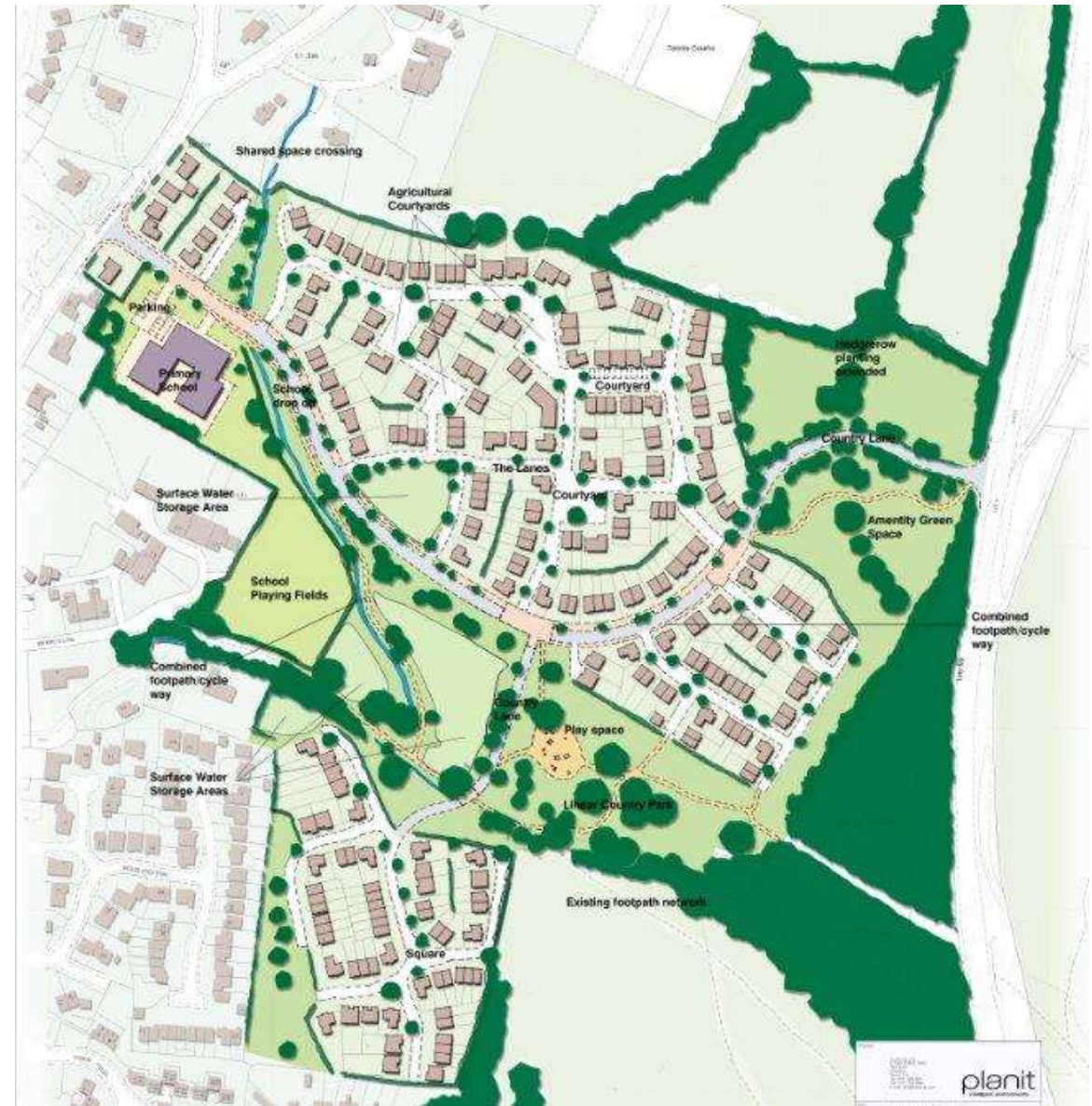


Figure 6 – Previous Planning Application - Application ref: 3/2013/0137 [Source: Ribble Valley Council]

4.0 PLANNING POLICY CONTEXT



4.0

PLANNING POLICY CONTEXT

4.1 Introduction to Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

Ribble Valley adopted its Core Strategy in December 2014, which became the central document of their Local Development Framework, which establishes the vision, underlying objectives, and key principles that will guide development in the area until 2028.

In Ribble Valley's planning policy map, the site is shown as located within the settlement of Whalley. Whalley has been designated as a principal settlement which will be the focal point for new residential development. Moreover, the site falls within the allocated area for housing development, under policy DS1 (Figure 7).

Other planning policies and guidance which are material considerations in the determination of this proposal are:

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
National Design Guide

A summary of the relevant planning policies for the site is set out below.

4.2 The Development Plan

Core Strategy 2008-2028

The Core Strategy 2008-2028 sets out planning guidance and policy for Ribble Valley and was adopted in 2014. The relevant policies are set out below:

The site is identified on the Proposals Map as part of a larger committed housing site under **Policy DS1**.

Most of this allocation has been developed, and the site is the only remaining undeveloped area in the western allocation. The wider policy identifies where the majority of new housing development will be targeted within three principal settlements, one of which is Whalley – the area in which this site is situated.

Policy DS2 aligns with the NPPF on its presumption in favour of sustainable development, further stating that planning applications that accord with the policies detailed within this plan will be approved without delay, unless material considerations indicate otherwise.

Policy H1 – housing provision – sets a target of 280 dwellings per year over a period from 2008-2028, with land being made available over this period to meet this target.

Policy DMI2 states that new development should be located to minimise the need to travel and that schemes offering opportunities for more sustainable means of transport will be approved.

Policy DMG1 outlines general criteria for proposals to consider and that they must follow, these criteria include design, access, amenity, environment, and infrastructure.

Policy DMG2 affirms that development should be in accordance with the core strategy's development strategy and support the wider spatial vision.

Policy DMG3 attaches considerable weight to transport and mobility, ensuring development adequate infrastructure is in place to facilitate development.



Figure 7 – Original Proposed Elevations. Application ref: 23/00223/FUL [Source: Application Documents]

4.3 National Planning Policy Framework

The National Planning Policy Framework, as revised in December 2024, sets out the Government's planning policies for England and how these should be applied. The policies relevant to this application are set out below.

At **Paragraph 8** the NPPF provides that there are three overarching objectives towards achieving sustainable development: economic, social and environmental.

The planning system is expected to perform economic, social and environmental roles, which are interdependent and need to be pursued in mutually supportive ways.

Paragraph 20 states that policies should set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

Paragraph 60 states that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without delay.

Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 124 requires planning policies and decisions to promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land.

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. The policy mentions further how good design is a key aspect of sustainable development and created better places in which to live and work and helps make development acceptable to communities.

Under **paragraph 135**, policies should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 96 states that policies and decisions aim to achieve healthy, inclusive and safe places and beautiful buildings which:

- a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other e.g. through mixed-use developments, strong neighborhood centers, street layouts that allow for easy pedestrian and cycle connections within and between neighborhoods, and active street frontages;
- b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high-quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

Paragraph 98 states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

The policy mentions how good design is a key aspect of sustainable development and created better places in which to live and work and helps make development acceptable to communities.

Additionally, in **paragraph 135** which requires planning decisions to ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

National Design Guide:

The National Design Guide was published in September 2019. This document states that the long-standing fundamental principles for good design are that it is fit for purpose, durable and brings delight.

The guide goes on to outline and illustrate the Government's priorities for well-designed places in the form of 10 characteristics: context, identity, built form, movement, nature, public spaces, uses, homes and buildings, resources and lifespan.

4.4 Planning Policy Summary

The site forms part of a large housing allocation which is largely complete.

Both local and national policies require development to place high-quality, sustainable design at the forefront of the design process and make the most efficient use of the space available.

5.0 DESIGN + DEVELOPMENT

5.0

DESIGN DEVELOPMENT

5.1 Introduction

This proposal comprises the construction of 6 no. dwellings as well as associated parking, garden space and private drives. The site has undergone pre-application discussions with the Council for planning as well as Lancashire Highways for advice, which has underpinned the design evolution. The following sections will outline the advice provided, the design development and the justification for development.

5.2 Pre-Application Advice Analysis

In May 2024, the application site was subject to pre-application planning discussions, reference RV/2024/ENQ/00043 for the following proposal:

"Construction of 6 x 5-bedroom dwellings and associated parking and infrastructure."

Within the pre-application response, Officers stated that policy supported the principle of the development:

'The application site is located wholly within the defined settlement limits of Whalley (Principal Settlement). As such, the principle of the redevelopment of the site for residential purposes would fully align with the inherent criterion of Policy DMG2(1), particularly insofar that it would represent development that it is closely related to the main built-up area of the settlement to which it relates. With the proposed development further aligning with the aims and objectives of Key Statement DS1 insofar that it would result in residential development 'focused towards' and being within a designated Principal Settlement.'

Although the Officers accepted that plans submitted were only feasibility sketches and that no elevational drawings were submitted, their main concern arose from the potential that:

'The density, scale, quantum and configuration of the development proposed would fail to respond positively to the inherent pattern and density/scale of nearby and adjacent development and as such would potentially appear as being an anomalous and discordant introduction in the area, being of detriment to the character and visual amenities of the immediate and wider area.'

Potential issues relating to Highways were also highlighted and as such it was recommended that further pre-application discussions take place between the applicant and the Local Highways Authority. As such, a Highways pre-application enquiry was submitted on the 14th of August 2024, with a written response being received on the 13th of September 2024.



Figure 8 – Feasibility Plan REF: PA/2024/0058 [Source: Cassidy + Ashton]

Within the pre-application response received from Lancashire County Council, the Highways Authority raised no objection to the development proposed, as long as several mitigation measures were adopted/followed. These measures include but are not limited to the conditioning of a Construction Traffic Management Plan and the formation of a new site access and bus stop provision undertaken under a S278 agreement.



Figure 9 – S3 review of Site Plan REF: PA/2024/0058 [Source: Cassidy + Ashton]

5.3 Project Evolution

The proposals have continually evolved throughout the design development process, which has sought to take on board the following:

- Pre-application advice;
- The applicant's instructions;
- The site's constraints and opportunities, in respect of physical attributes and planning considerations; and
- Sub-consultant's recommendations and advice.

This section seeks to explain the direct need for this type of facility, which has underpinned the entire application evolution.

5.4 Design Considerations

Subsequently, following the initial pre-application advice, Cassidy + Ashton have revisited the design stage in order to produce a more appropriate design, as the layout of the existing site is both constrained and uniquely shaped.

Therefore, the proposed layout of the site, including the placement of the housing has remained similar to the pre-application stage. This was discussed within PA/2024/0058 to be of a similar layout to the built-up area, therefore these areas did not need to be addressed. Instead, amendments have primarily related to the appearance, scale and density of the site along with the façade of each plot in order to appropriately progress the scheme.

6.0 PROPOSED DEVELOPMENT

6.0

PROPOSED DEVELOPMENT

6.1 Proposed Development

This application seeks full planning permission for the following development:

'The construction of 6 no. detached dwellings, with associated parking and landscaping at land off Springwood Drive, Whalley.'

The proposed development comprises the construction of 6 no. Detached dwellings, with associated access taken from Springwood Drive and appropriate parking.

To support this application, a comprehensive set of plans and drawings have been submitted alongside, with the proposed site plan displayed in Figure 10.

The proposal chosen optimises space on the site, as well as enabling each dwelling to have appropriate private space too, all whilst respecting the character of the surrounding area and concentrating development within the area of the site that is least likely to be affected by flooding, which will be expanded upon in Chapter 5.

The dwellings will sit comfortably in the setting, to provide a high-quality environment, but will not impact detrimentally upon the wider local area in any way.

Each dwelling will be provided with 2 no. parking spaces and garage parking space for at least one car, with the entire site providing 18 no. parking spaces in total. Each development will also comprise a generous rear patio leading to a stepped / ramped access to the rear garden.

The proposal intends to develop a high-quality residential development, with well designed, contemporary-style family homes, which are in a sustainable location.

Each dwelling will have similar design elements yet will subtly vary in architectural Styles (Figure 10). Plots 1 and 2 will be the only dwellings which will be the same in design.

As a broad principle, each dwelling will comprise a central, pitched curtain walling fenestration, along with 2 pitched dormers.

Each house will be enveloped along the ground floor and bordering the central fenestration with light stone as well as the first floor comprising of white cladding. Plots 3 and 6 will be the only dwellings with detached garage space.



Figure 10 – S3 review of Site Plan REF: PA/2024/0058 [Source: Cassidy + Ashton]

Schedule of Accommodation:

Plot no.	No. Of Storeys	No. Of Bedrooms
1	2	5
2	2	5
3	3	5
4	2	4
5	2	4
6	3	5

Along with the above schedule of accommodation, each dwelling will comprise of a living, dining and kitchen space, a snug and lounge space, along with utility, store and bathroom and ensuite spaces. All master bedrooms will contain ensuite and dresser space. The main staircase is sited within the curtain walling at the centre of each dwelling will comprise a void stretching to 2 – 3 storeys, dependent on the plot.

The scheme incorporates soft landscaping, along the site boundary specifically along the existing water course.

Area appropriate proposed planting scheme will accompany each dwelling, to soften the site and provide natural elements.

The existing vehicular access point will be retained off Springwood Drive along the north boundary, leading to private driveways.

7.0 PLANNING APPRAISAL

7.0

PLANNING APPRAISAL

7.1 Introduction to Planning Appraisal

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that the starting point for planning applications is the Development Plan. Applications should be determined in accordance with the Development Plan, the relevant policies from which are identified within the preceding chapter, unless material considerations indicate otherwise.

In accordance with Section 38 (6) the main issues of relevance to this application, which are to be assessed within the remainder of this chapter, are as follows:

- Principle of Development
- Residential Amenity
- Transport Statement
- Other Material Considerations

7.2 Principle of Development

The provision of new residential units is overwhelmingly supported under local and national policy, so long as the proposals are sustainable in nature. Sustainable development is the principle aim of the NPPF and the provision of housing is its primary objective, with even more emphasis placed on housing provision in the proposed revisions to the NPPF that are currently under consultation.

Ribble Valley's local development plan provides its specific aims and objectives, which align with that of the NPPF. The site is shown as a Committed Housing Site under Policy DS1 and is located within Whalley, a principal settlement, in which the majority of housing development will be clustered. As such, the development of the site for housing fully accords with the Development Plan policy and an application for a suitable scheme should be approved without delay.

Both national and local policy emphasise that development should be respectful and sensitive of the surrounding landscapes, posing no harm and retaining character.

As an allocated site, an application for residential development would remain in character with its surrounding areas which comprise of development of the same nature. The design of the dwellings will reflect that of the existing residential development, ensuring that the integrity of the area is retained, and existing landscape is respected.

Associated boundary and landscaping treatment will be a part of the proposed scheme, as further assurance that the surrounding landscape and rural nature of the application site is being respected and considered throughout the development.

The location of the site is ideal for residential use as it provides residents with a location that is very accessible to both nearby surroundings and town centres. The site is also within close proximity to a range of facilities and amenities making it a functional and efficient living area.

There is also access to green spaces to the east, with connectivity from the site to the whole of Whalley and the wider Green Belt.

There is access to local schools as well as public transport links. The site is currently underutilised and will provide Whalley with additional housing, contributing to the 200 a year housing target as set out in Policy H1 of the Core Strategy.

Furthermore, the NPPF aims to increase the supply of homes (paragraph 60), with appropriate housing schemes to be positively determined, unless material considerations indicate otherwise, to maintain this supply. The development will make a notable contribution towards the housing land supply in the area within future years and satisfies the requirements of the NPPF.

On that basis, it is clear that the principle of development is overwhelmingly acceptable. The proposals seek to make best use of the land available to provide a modern housing development.

7.3 Design and Residential Amenity

Both the NPPF and local planning policy require developments to be of a good standard of design and respectful of amenity. The design and scale of the new dwellings will therefore be sensitive to, and in keeping with, the existing character and appearance of the area.

The redevelopment of the site will make a positive contribution to the locality, through the use of good quality materials and responding to the urban character of the area. A contextual analysis has been undertaken to guide the design development process, which identified the prevailing architectural aesthetic comprising of red and light beige brick, slated roofs, and white cladding and stone as well as dormer roofing, high pitched rooves and low sloping roof space.

The proposed material palette has been selected to complement the character of the area, comprising of; random rubblestone and off-white render with lighter stone worked at ground floor level to provide contrast and split the large developments. The site also utilises large fenestration, predominantly along the front and rear of each dwelling. The front facing façade incorporates curtain walling, which elongates the dwelling.

Sustainable design and construction principles will also be incorporated into the scheme where possible.

The proposed building will be primarily 2-3 no. Storeys (including dormer roofs), to reflect the scale of the immediately adjacent dwellings.

This Statement demonstrates that the proposed development can be accommodated within the site and provide an appropriate and sustainable scheme of modern standards.

The development has been set out to make the most efficient use of the space available on site especially in relation to the water course located to the eastern boundary, the residential development to the western and southern boundary and to meet end user requirements, to provide a legible scheme and to take account of local character and amenity. It is not considered that the scale or intensity of the proposed use would have a harmful effect on the amenities of the occupiers of adjacent properties as suitable spacing and separation distances are maintained.

In terms of residential amenity, the site is allocated for housing, with the proposal site and with wider area being a part of a larger scheme. The placement of dwellings on this site will not affect the neighbouring residential developments. The housing to the west and south is setback appropriately from the site leaving enough room for appropriate separation distances.

7.5. Transport Statement

This application intends to close the original access to the site, with the intention to construct another access point in a more central location along the northern boundary plot.

As advised in the pre-application response from Lancashire Highways Authority, each site will include garage space, as well as a two other parking spaces. This will contribute to the 3 no. Parking spaces required for a 5 no. bedroom house.

The loss of the Layby was accepted in principle by the Highways Authority, and along with a new access will be finalised under a S278 agreement later on in the application process.

Therefore, the proposed development will not result in a detrimental impact in terms of highway operation or road safety.

7.6 Flood Risk Assessment and Drainage Statement

This application submission is supported by a Flood Risk Assessment and Drainage Strategy prepared by Reford Consulting Engineers Limited.

The majority of the site lies within Flood Zone 1. Areas within Flood Zone 3 lie within the confines of the watercourse along the eastern boundary and outside of the development area.

The proposed dwellings will feature raised floor levels to help mitigate potential surface water flooding and sewer surcharge. The development poses minimal risk of altering the site's surface water runoff regime or increasing flood risk in the wider catchment.

A new surface water drainage system will be installed, designed to manage runoff from roofs and the access road, with flow attenuated to 5.1 l/s before being discharged into the existing 225mm diameter public combined sewer located on the western side of the site.

Foul water from the dwellings will also be directed into this same public sewer. The FRA and Drainage Strategy therefore meets the requirements of local and national policy.

7.8 BNG Statement

This application submission is supported by a Biodiversity Net Gain assessment and Matrix, prepared by Verity Webster.

The report states that the site, as existing comprises mainly, modified grassland with a watercourse located to the east.

The development will result in the loss of 0.0607ha of modified grass land and 6 small urban trees.

The proposal will include 0.078ha of other modified grassland along the watercourse, including the planting of 20 small native trees.

In total, the proposed works will result in a BNG loss of -16.05% of Habitat Units. As the correct mitigation cannot be provided on site. These units will be purchased from an off-site Habitat Bank.

7.8 Preliminary Ecological Appraisal

This application submission is supported by an Ecological Appraisal, prepared by Verity Webster.

The report includes recommendations for habitat protection, such as Reasonable Avoidance Measures for Wisewell Brook and protected species including badgers, nesting birds, common toads, reptiles, and hedgehogs.

Biosecurity measures are advised for invasive Himalayan balsam. The proposals also offer significant opportunities for ecological enhancement, including native planting, grassland improvement, hedgehog highways, and bird and bat boxes, all contributing to Biodiversity Net Gain.

7.9 Waste Statement

The generation of waste will be kept to a minimum in line with the principles of the waste hierarchy, both during construction and following occupation of the proposed development.

An enhanced bin store provision will be provided on site in line with council guidelines.

8.0 DESIGN AND ACCESS STATEMENT



8.0

DESIGN AND ACCESS STATEMENT

8.1 Design Principles

This section is intended to explain the design principles and philosophy behind the current proposals.

The Government is committed to delivering sustainable development (Paragraph 11 of the NPPF) and encourages local planning authorities to promote urban regeneration to improve the wellbeing of communities, improve facilities, promote high quality and safe development and create new opportunities for people living in those communities.

8.2 Amount and Use

The application site as existing is underdeveloped, with grass and planted areas and comprises an area of 0.7ha.

The proposed development aims to provide a housing development of 6 no. dwellings to seamlessly fit into the surrounding residential context. Each house will comprise its own drive, garage space – either free-standing or part of each dwelling. A planting scheme will also accompany the dwellings as well as appropriate boundary treatments.

Each dwelling is of a reasonable size, accommodating 4-5 bedrooms over 2-3 storeys aimed at families who wish to move into an area with an established community, close to appropriate facilities (Whalley high street) and with green spaces within walking distance.

The proposed amount of development is therefore considered appropriate for the size and intended use of the site. The density of the development site is approximately 8.5/ha, representing a low-density housing development. In-keeping with the neighboring residential developments.

8.3 Layout

The layout proposed has been designed to make the most efficient use of the site, to meet end user requirements and to provide a legible and inclusive scheme, which takes account of local character and amenity.

The proposed layout has been informed by the design parameters that exist on and around the site which include:

Site shape and boundaries
Site levels
Location of adjacent properties and uses

Comments received from the planning officer regarding the scale density and layout of the site have been addressed, retaining a similar layout to the pre-application, yet with reduced housing sizes, lowering the density and producing an open layout configuration.

Each dwelling will comprise living, dining and kitchen space, a snug and lounge space, along with utility, store and bathroom and ensuites. All master bedrooms will contain ensuite and dresser space. The main staircase is located centrally towards the front of each plot and will comprise a void stretching to 2 – 3 storeys, dependent on the plot number. This will be framed by the curtain walling element.

The layout will reflect those surrounding it and follow a similar pattern of layout, especially those centred around Deer Park Crescent, Tree Tops, Fountains Way and Springwood Drive which also have irregular block patterns with comprise both linear and curved rows of housing. This is also adopted into the scheme to seamlessly fit in with the surrounding area.

8.4 Scale and Massing

The orientation, characteristics and location of the site are slightly constrained, meaning development has to adopt a non-traditional orientation of layout and be placed more towards the centre. Therefore, scale has been a factor of discussion throughout the whole design stage, as these factors have the ability to increase the appearance of massing.

Nevertheless, the housing has been arranged to allow for the appropriate separation distances, yet also to facilitate large enough gaps to accommodate long rear garden spaces and privacy which mimics the surrounding residential area.

The proposed dwelling size from pre-application stage has been reduced which will offset the overall scale of the development. The placement of separated garage space will also ensure that enclosures are established, creating rhythm of development which without would leave voids and disrupt the visual appearance of the site.

The buildings' massing has been thoughtfully articulated through the use of varied materials and architectural features. Contrasting colours at the first (stonework) and second floors (white rendering), dormer roofs, and a centrally positioned curtain wall of glazing help reduce the perceived bulk by introducing lighter, transparent elements. The façade's depth is further broken up by a mix of stonework at ground level, white render, lower eaves, and dormers. Terracing, shaped by the site profile, adds both vertical emphasis through the curtain walling and horizontal emphasis through the stepped arrangement of architectural elements.

8.5 Access

The existing access point from Springwood Drive will be relocated to a more central location, as this option was deemed to be safer and more appropriate.

The site is considered to be in a highly accessible and sustainable location being located close to the A671 and A59, which are main routes to the surrounding areas, as well as being in close range to a variety of local services and amenities.

Referring to Paragraph 115 of the NPPF, developments should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, neither of which applies to this proposal given its small scale.

Each dwelling will be provided with two parking spaces, in addition to garages, effectively removing the need for on street parking.

8.6 Appearance

During the design stage, consideration has been given to the existing local vernacular and how the proposed development can positively impact upon its location.

The existing context is comprised of buildings of varying scales, presenting a mixture of community facilities, commercial properties and residential development.

Materially, white cladding and stonework is a predominant façade material establishing a lighter façade, modernising and enhancing the street scene.

Therefore, the materials palette will consist of a mix of white rendering to the upper floors and beige stone works along the ground floor; these light colours are representative of the surrounding vernacular particularly the newer builds, developed under 3/2013/0137, and development surrounding the rear of the site, along Brooke's Lane and Clitheroe Road.

The adjoining older dwellings, are of a darker stonework, so as the introduction of white cladding is prevalent within newer developments this identifies the site as a more modern interpretation of stone dwellings.

This contrast provides for a more attractive system of proportions and visual intricacy.

The dwellings will all be substantial in size, with developments facilitating 4-5 bedrooms, and will be of 2-3 storey – which included dormer roofing.

The windows are predominantly full-height, including the central fenestration, with proportions that emphasise verticality. Their arrangement introduces a sense of rhythm and repetition across the elevations. The fenestration will incorporate contemporary design elements, helping to distinguish the development from its surrounding context. Strategically placed and the varying scale of fenestration will allow natural light to enter interior spaces.

The final development will feature modern architectural elements, complemented by a material palette that respects and harmonises with the character of the surrounding area.

The building's orientation will foster an attractive street frontage, enhancing and softening the visual experience along the eastern boundary, which coupled with the planting scheme will be an attractive view along Springwood Drive. While the street-facing aspects will be engaging, the primary focus of views will be directed toward the centre of the plot.

8.7 Landscaping

The new planting scheme will see the planting of 20 new trees, which will enhance the site whilst amalgamating the new development into the greenery and forestry which surrounds Whalley. There will be soft landscaping incorporated into public and private spaces. Additionally, enhancements of the existing watercourse will enhance the site, whilst providing privacy for the dwellings onsite, as well as neighbouring dwellings along Springwood Drive.

9.0 CONCLUSION

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CONCLUSION

9.0 Conclusion

This statement supports a full planning application for the construction of 6 no. detached dwellings, with associated parking and landscaping at land off Springwood Drive, Whalley.

The proposals represent an appropriate and high-quality form of development, providing housing stock to a designated principle settlement (Whalley) as well as a committed housing site, thereby making a significant contribution to the wider area and underpinning the quality of the existing residential developments and supporting local and national policy.

The proposal has been designed to complement its surroundings in terms of scale, massing and appearance. In respect of materials, these will be in-keeping with neighbouring buildings as well as being appropriate for its residential development in this location.

It is therefore considered that the development complies with the relevant national and local planning policies, and for that reason planning permission should be granted.

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