

Design & Access Statement

Causeway Farm, Longsight Road, Osbaldeston

December 2025 | Version 1



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Executive Summary

This Design and Access Statement (DAS) supports an Outline Planning Application for residential development on land at Causeway Farm, Longsight Road, Osbaldeston, within the Borough of Ribble Valley.

The proposals seek to establish the principle of residential development and associated access, open space, and infrastructure. All matters are reserved, except for access. The accompanying Parameters Plan (1588-PP-01) sets the design framework within which detailed proposals will be prepared at a later stage.

The site covers approximately 4.1 ha, forming a logical and contained extension to the existing village, framed by mature trees and hedgerows and accessed directly from Longsight Road (B6245). The development has the potential to deliver up to 85 dwellings, together with public open space, landscape and ecological enhancements, and sustainable drainage measures.

The application provides an opportunity to deliver new homes in a sustainable rural location, designed within a clear green framework that protects and enhances the character of the surrounding landscape and responds to the site's constraints and opportunities.

It should be read alongside the full planning submission and its supporting technical reports.



Part 1: Place

1.2 The Site

The site extends to approximately 4.1 hectares (gross). It is generally level, with a gentle fall southwards towards two existing ponds and a small watercourse.

The land is bounded by established hedgerows and scattered trees, providing a well-defined, rural edge. The woodland along the southern boundary is protected by a Tree Preservation Order and forms a key visual and ecological buffer.

A network of Public Rights of Way run through the site. A public sewer crosses the central part of the site and will be retained within a landscaped corridor.

Two existing ponds within the land will be retained and integrated into the wider green-blue infrastructure.

There are no buildings within the application boundary.

1.3 Planning Context

The site lies within the administrative area of Ribble Valley Borough Council and is currently designated as Open Countryside.

Policy considerations include:

- The Ribble Valley Core Strategy (2014) and associated Development Management Policies.
- The National Planning Policy Framework (NPPF) and National Design Guide (2021).
- Local guidance on Design and Sustainability, Open Space and Play, and Biodiversity Net Gain.

The proposal seeks to demonstrate that a well-designed, landscape-led scheme can respect Green Belt openness, enhance biodiversity, and provide a high-quality edge to the settlement. The application defines parameters only, leaving flexibility for detailed design and layout at reserved-matters stage.

Further detail and discussion can be found in the accompanying Planning Statement.



Site Context

The National Planning Policy Framework (NPPF) confirms that achieving high-quality design is fundamental to the planning and development process, ensuring that new places improve and enrich their surroundings.

The National Design Guide (NDG) expands on this by defining the Government's priorities for well-designed places, setting out ten key characteristics that together describe how sustainable and attractive communities are created.

This Design and Access Statement follows these national principles alongside the design policies of Ribble Valley Borough Council. It also draws on the established design guidance of By Design (CABE) and the Urban Design Compendium (UDC).

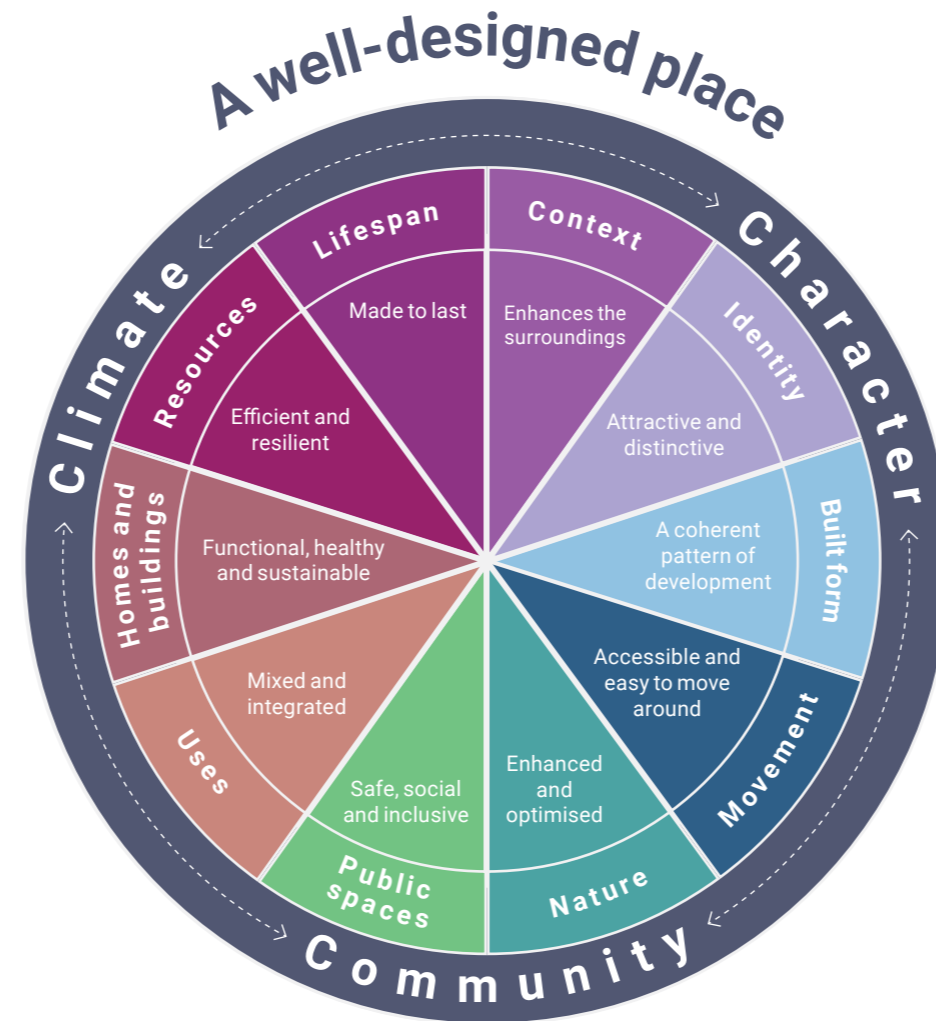
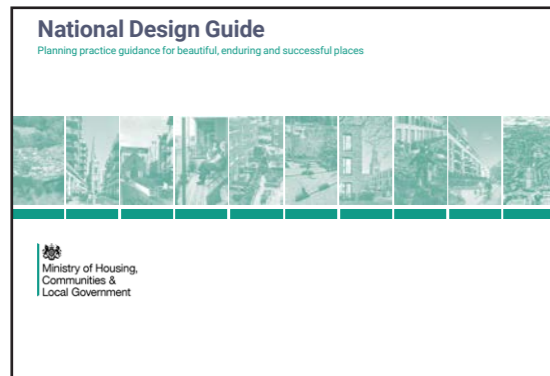
To provide consistency, the Design Proposals section of this document is arranged around the long-standing Aspects of Development Form from By Design. These remain aligned with the NDG's ten characteristics and provide a clear framework for explaining the evolution of the scheme.

The five key aspects used are:

- Amount, Density & Mix
- Layout
- Scale
- Landscape
- Appearance

The National Design Guide defines how well-designed places can nurture Character, support Community and respond to Climate. Each of the ten characteristics shown opposite contributes to these wider aims, collectively underpinning the good design principles set out in the NPPF.

Throughout this document, small coloured markers identify which NDG characteristics are most relevant to each section.



- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.

1.4 Local Context & Analysis

Applicable sections of National Design Guide :

- Context
- Identity
- Built form
- Movement
- Nature
- Public spaces
- Uses
- Homes and buildings
- Resources
- Lifespan

Character and Identity

Settlement Pattern and Landscape Setting

The area around Osbaldeston and Mellor is characterised by a dispersed rural pattern rather than a nucleated village form. Buildings are loosely arranged along the A59 and local lanes, interspersed with farmstead clusters and wide green gaps that maintain views across pastureland and towards rising ground. This creates a soft, transitional settlement edge where built form and landscape remain closely interwoven.

Built Form and Massing

Traditional buildings are typically two storeys with simple rectangular plans and uncomplicated roof forms. Frontages have a higher wall-to-window ratio than more suburban contexts, and rooflines are usually parallel to the road, contributing to a calm, consistent silhouette.

Material Palette

Local Millstone Grit is the predominant walling material, ranging from buff and ochre tones to weathered grey. Render appears as a secondary weatherproofing finish in muted creams or off-whites. Later dwellings and agricultural buildings also introduce occasional red and orange brick, adding some variation within the wider palette.

Roofscape and Detailing

Roofs are generally pitched between 30° and 40°, historically finished in stone slates and later in natural Welsh slate, with simple eaves and verges. Chimney stacks form a noticeable element of the local skyline.

Fenestration and Openings

Openings are usually vertically proportioned, with simple heads and sills, and are often set within deeper reveals that create shadow and definition. Larger openings tend to relate to agricultural buildings, particularly converted barns.

Boundary Treatments and Landscape Transition

Front boundaries are typically defined by low stone walls and native hedgerows, reinforcing the rural lane character and softening the interface between buildings and countryside. These treatments, alongside mature trees and filtered views, contribute to the distinctive “green edge” found along settlement boundaries in this part of the Ribble Valley.



Part 2: Process

2.1 Constraints & Opportunities

The design framework has been informed by a detailed review of the site's landscape, ecology, movement, heritage and technical considerations. The land comprises gently undulating pasture that falls towards a brook along the southern boundary, where mature trees and a woodland belt protected by a TPO form a strong landscape edge. Hedgerows and tree belts along the site boundaries provide enclosure and filtered views, contributing to the rural setting and helping to define where development can be sensitively accommodated.

Ecological surveys confirm that the site is dominated by low-value modified grassland, with several native hedgerows including two species-rich sections, and mature trees with potential roosting features along boundaries. Two ponds were dry at the time of survey but remain valuable focal points for habitat enhancement and SuDS integration. There are some areas of the site which may be susceptible to potential future flooding. Baseline Biodiversity Net Gain calculations show the need to retain and reinforce key habitat corridors.

Movement constraints include the A59 frontage, where access design must maintain acceptable visibility, and a Public Right of Way that runs partly within and along the eastern boundary. These elements shape the form of internal routes and the relationship between built frontages and open space. The nearby Grade II listed Causeway Farmhouse and wider historic landscape inform the need for a well-managed settlement transition and sensitive boundary treatments. Noise from the A59 reduces across the site and will be addressed through layout and design at later stages.

Together, these considerations identify areas with limited development potential and highlight opportunities to strengthen landscape structure, enhance biodiversity and deliver a well-contained and locally responsive extension.

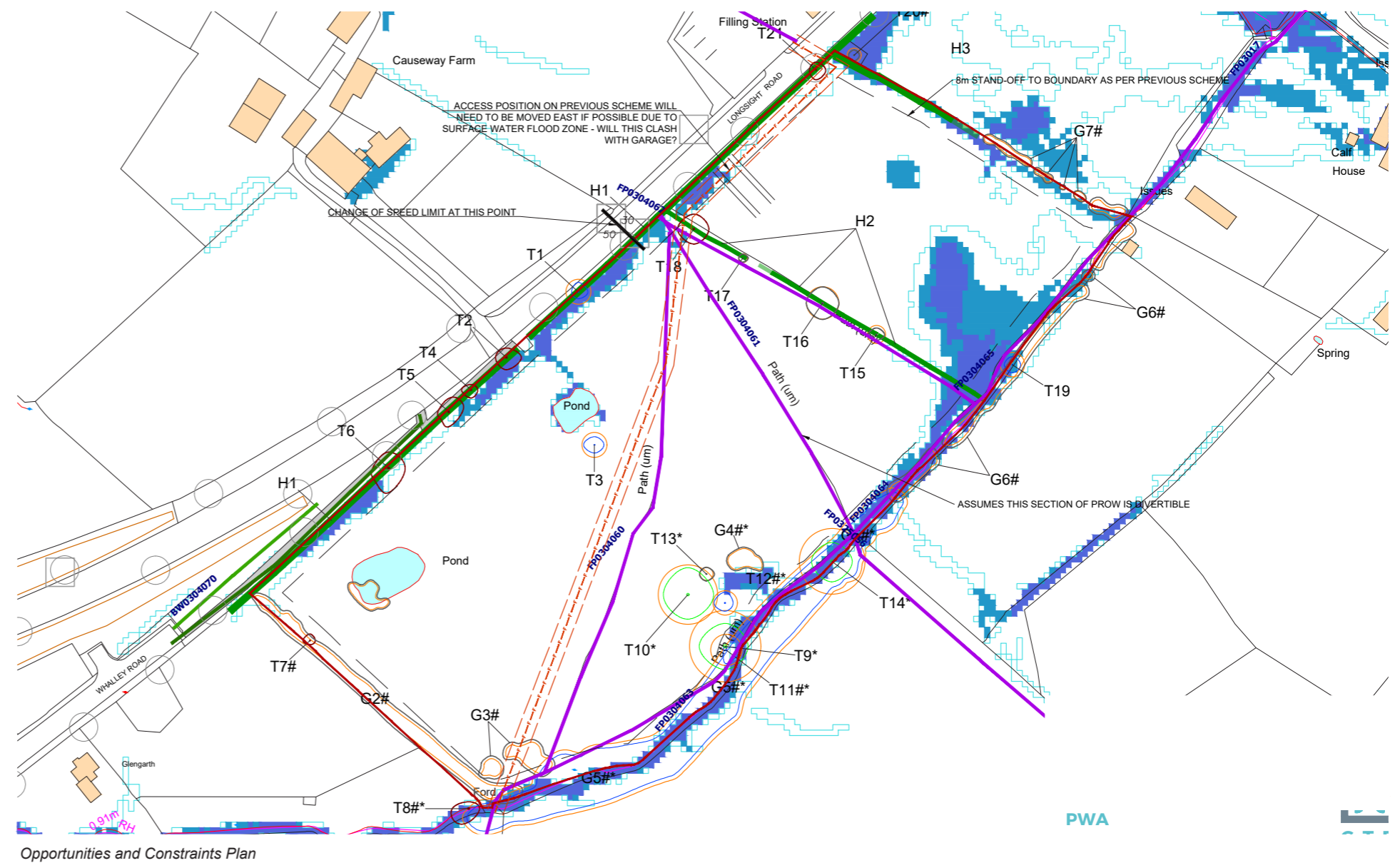
Applicable sections of National Design Guide: **Context** Identity Built form **Movement** **Nature** Public spaces Uses Homes and buildings **Resources** Lifespan

Opportunities

- Well-defined boundaries offering a logical and contained village-edge extension.
- Existing hedgerows, trees and the southern woodland belt providing immediate structure and screening.
- Retention of ponds and brook allowing integrated SuDS, wetland habitat and landscape character.
- Potential to enhance footpath connections and reinforce green corridors.
- Clear scope to exceed 10 percent Biodiversity Net Gain through habitat creation and management.

Constraints

- Rural location requiring careful siting and landscape-led design.
- Southern TPO woodland and mature trees to be retained and buffered.
- Areas of potential future flooding to remain undeveloped.
- Public Right of Way within the site requiring sensitive treatment and potential diversion.
- Foul sewer easement restricting built development in the central part of the site.
- Boundary hedgerows, species-rich sections and bat foraging corridors requiring retention and enhancement.
- A59 frontage creating access design and acoustic considerations.



2.2 Design Concept

The overarching concept is to create a landscape-led, low-impact residential neighbourhood that fits naturally within its rural setting. Development will be contained within a defined envelope surrounded by multifunctional green infrastructure that integrates ecology, drainage and recreation.

Key principles:

- Retain and reinforce existing hedgerows, trees and ponds.
- Create a connected network of open spaces forming a continuous green buffer.
- Establish a clear, legible movement framework with a single primary access from Longsight Road.
- Provide safe, direct pedestrian and cycle connections linking to existing routes.
- Deliver a balanced range of homes to meet local needs within a walkable layout.

2.3 Design Evolution & Engagement

The Parameters Plan and Illustrative Masterplan have evolved through site appraisal and technical input from highways, drainage, ecology and landscape specialists.

The emerging design has responded to feedback by:

- Locating development away from the southern woodland buffer;
- Aligning the main street to follow natural topography;
- Concentrating green space along site edges and existing features; and
- Providing flexibility for drainage and biodiversity measures within open-space areas.

No formal community consultation has been undertaken to date, but engagement with statutory consultees will continue as the project progresses.

Applicable sections of National Design Guide: **Context** Identity Built form Movement Nature Public spaces Uses Homes and buildings Resources Lifespan



Design Concept Diagram

Part 3: Proposals

3.1 Introduction

The outline application seeks permission for residential development and associated access, drainage and open space.

The accompanying Parameters Plan defines the following key elements:

- Application boundary (red line);
- Development parcels;
- Green and blue infrastructure;
- Primary vehicular access and indicative movement network;
- Retained vegetation and proposed removal; and
- Potential drainage and play areas.

3.2 Amount, Density & Mix

The development is expected to deliver up to 85 dwellings at an indicative net density of approximately 32 dph across the developable area of about 2.5 ha.

Final numbers, mix and tenure will be confirmed at reserved-matters stage in accordance with local policy and housing need.

Affordable housing will be provided in line with Ribble Valley requirements.

Applicable sections of National Design Guide: **Context Identity Built form Movement Nature Public spaces Uses Homes and buildings Resources Lifespan**



Parameters Plan

3.3 Layout

The Parameters Plan establishes the following structure:

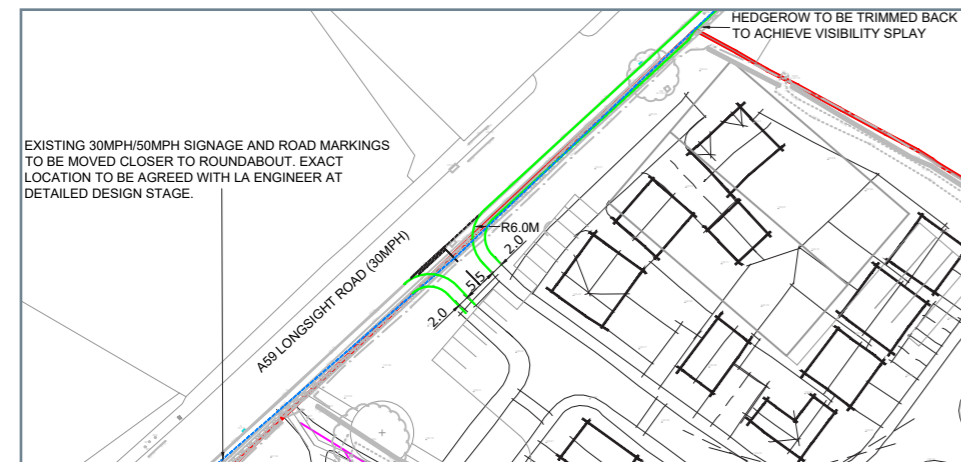
- Access: A single vehicular access from Longsight Road forming a central spine street largely formed around the dual constraints of the existing sewer and the PROWs.
- Street Hierarchy: Primary route connecting to a network of shared lanes and private drives.
- Pedestrian and Cycle Routes: Integration with existing PROWs and potential new links along green corridors.
- Open Space: A large green along the A59 edge offering a sense of arrival and community focus, supplemented by smaller pocket spaces and play opportunities.
- Drainage: Indicative SuDS features following natural flow paths towards the southern basin.

Future detailed layouts will follow these parameters while allowing flexibility in block arrangement and dwelling orientation. The Illustrative Masterplan shown adjacent depicts how these Parameters could be developed into a more detailed scheme.

Access to the development is taken from a new priority-controlled junction on the A59 Longsight Road, comprising a 5.5-metre carriageway with 2-metre footways. Adequate visibility splays are achieved, and the internal layout accommodates refuse and delivery vehicles turning safely within the site.

The scheme connects directly to existing footways along the A59 and retains the established Public Rights of Way, maintaining pedestrian links to the wider network. Bus stops on the A59 provide services to Preston, Blackburn and Clitheroe, with cycling access available to nearby rail stations.

An extract of the access detail is shown below.



Extract of Access Detail 3839-F02

Applicable sections of National Design Guide: Context Identity Built form Movement Nature Public spaces Uses Homes and buildings Resources Lifespan



Illustrative Masterplan

3.4 Scale & Massing

Development will predominantly comprise two-storey dwellings, with occasional one-storey or two-and-a-half-storey focal plots where appropriate.

Building heights will not exceed surrounding properties and will step down towards sensitive edges to maintain a soft, rural profile.



An indication of scale & maximum ridge heights

3.5 Landscape & Biodiversity

A comprehensive landscape framework could structure the development and ensure it responds sensitively to its rural setting. Existing trees, hedgerows and the southern woodland belt would form the backbone of this framework, creating a strong green edge and helping to filter views from neighbouring properties, the A59 and surrounding countryside. These features are expected to be retained wherever possible and could be strengthened with new native planting to reinforce key habitat corridors.

The site's two ponds, southern brook and varied hedgerow network, including species-rich sections identified in the ecological appraisal, provide opportunities for targeted habitat enhancement and improved ecological connectivity. Together, these features could create a coherent blue-green corridor through the site. The attenuation basin may be designed as an integrated landscape element, offering wetland habitat, biodiversity value and visual interest within the open space network.

Applicable sections of National Design Guide: **Context** **Identity** **Built form** **Movement** **Nature** **Public spaces** **Uses** **Homes and buildings** **Resources** **Lifespan**

Land at Causeway Farm, Balderstone
LANDSCAPE MASTERPLAN

Key to Landscape Proposals

- Open areas of species rich grassland, meadow seeding and scattered native trees with existing ponds retained and enhanced
- Native scrub and mixed shrub planting
- Retained and enhanced ponds
- Native hedgerow planting, including new hedgerow trees to retained hedgerows
- Flower rich hedgerow margins
- Play areas

Indicative Planting Palette

Native Amenity Tree Planting

- Quercus robur Common Oak
- Prunus avium Wild Cherry
- Acacia incana Field Maple
- Sorbus aucuparia Rowan
- Pyrus domestica Common Pear

Native Hedgerow Planting

- Crataegus monogyna Common Hawthorn
- Crataegus avellana Common Hawthorn
- Lonicera xylosteum Common Honeysuckle
- Viburnum opulus Guelder Rose
- Sambucus Nannyberry

Mixed Scrub

- Crataegus monogyna Common Hawthorn
- Crataegus avellana Common Hawthorn
- Prunella spinosa Common Blackberry
- Viburnum opulus Guelder Rose
- Rosa canina Dog Rose

Wildflower areas within Grassland

- Meadow betony
- Linum catharticum Baldicoot
- Crataegus oxyacantha Dog Rose
- Thymus praecox Red Clover
- Leucanthemum vulgare White Oxeye

Proposed Landscape Treatments

Outer Edges of Development
The soft landscaping approach is to retain the existing vegetation as far as possible, improve its condition by pruning up and replanting to increase species and age diversity, and strengthen its visual screening properties through additional scrub, shrub and tree planting.

Public Open Spaces and Footpath Routes
The retained and rerouted public footpaths within the site will be set within open spaces that will consist of a varied arrangement of meadow and grassland, native scrub and shrub planting, tree copses and specimen tree planting.

Intervisibility with the wider agricultural landscape surrounding the site is already restricted by existing planting. This will be strengthened with additional tree buffer and scrub planting.

Existing tree copse planting within the site to be retained and enhanced with additional native scrub and shrub understorey planting, as well as new tree planting to link up to it. Retention of this woodland will ensure the development is visually softened and screened where possible for users of the public footpaths crossing the site and the wider landscape.

Existing footpath routes crossing the site will be retained within green corridors and areas of open amenity space, consisting of meadow and enhanced grassland, native scrub and shrub planting, and native tree planting. Areas of denser planting will be incorporated into the open spaces within the site to provide visual softening of the proposed buildings for users of the footpaths, and to create variations and structure in the open spaces within the site.

Entrance to site from Longsight Road enhanced with new hedgerow and hedgerow tree planting to provide visual softening of the proposed built form within the site and to link up to the existing green infrastructure surrounding the site.

Existing ponds to be retained and incorporated within new areas of open amenity space within the site.

PRODUCT Land at Causeway Farm, Balderstone
DRAWING TITLE Landscape Masterplan
SCALE NOT TO SCALE
DRAWING NO. 10032-P01
DATE December 2025

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Landscape Masterplan

Delivery of at least 10 percent Biodiversity Net Gain is anticipated to be achievable through a combination of retained habitats, new woodland and hedgerow planting, species-rich grassland creation and long-term management secured at the reserved matters stage. Measures such as bat and bird boxes, hedgehog connectivity features and pollinator-friendly planting could also contribute to the site's ecological value.

Informal recreation areas, footpath links and natural play features could be incorporated within the green infrastructure network to create accessible, attractive spaces that reflect the site's rural character. The southern woodland would be protected within a managed buffer and may be supplemented with native planting to enhance screening, strengthen biodiversity and maintain a clear transition to open countryside.



3.6 Appearance

Applicable sections of National Design Guide : Context Identity Built form Movement Nature Public spaces Uses Homes and buildings Resources Lifespan

Appearance is reserved for later approval. However, the surrounding settlements of Osbaldeston and Mellor provide a clear indication of the local vernacular, which future detailed design could draw upon to ensure that new development sits comfortably within its context.

The area is characterised by simple, well-proportioned building forms, generally two storeys in height, with rectangular plans and uncluttered rooflines. Traditional farmsteads and more recent dwellings both demonstrate a restrained architectural language, with elevations that balance solidity with well-spaced, vertically oriented openings.

A varied but coherent material palette is evident across the locality. Millstone Grit in buff, warm grey and ochre tones remains the predominant walling material, used both in coursed masonry and rubble stone. Render also appears frequently as a weatherproofing treatment, typically finished in muted creams or off-whites. Alongside these, occasional red and orange brick is seen in later properties and converted outbuildings, providing additional variation within an otherwise natural and earthy palette.

Roofs are commonly pitched between 30° and 40°, historically in stone slate and more recently in natural Welsh slate or plain concrete tiles. Detailing is modest, with simple eaves, shallow verges and robust chimney stacks that contribute to the settlement’s rural skyline.

Boundaries form an important part of local character. A variety of traditional boundary treatments, including stone walls, hedgerows and rural timber fencing, contribute to the soft village-edge character. These could be utilised, together with more traditional boundary treatments such as timber fencing.

At the reserved matters stage, the detailed design could reference these distinctive characteristics through its approach to building form, walling materials, roofscape, boundary treatments and landscape integration, without seeking to replicate any single architectural style. This will ensure the development responds sensitively to its context while providing flexibility for contemporary, sustainable design.



Walling: Local stone, render and occasional red/orange brick



Forms: Simple rectangular plans with strong roof profiles



Boundaries: Stone walls, hedges and rural fencing



3.7 Sustainability & Climate Resilience

Applicable sections of National Design Guide : Context Identity Built form Movement Nature Public spaces Uses Homes and buildings Resources Lifespan

The outline proposal embeds sustainable principles through:

- A walkable layout encouraging active travel and supporting access to nearby bus routes and PROWs;
- Retention and enhancement of existing trees, hedgerows and habitat corridors to improve ecological resilience;
- SuDS features managing surface-water runoff at source and providing opportunities for wetland habitat creation;
- Potential integration of low-carbon technologies such as heat pumps, EV charging and solar systems at detailed design stage;
- Opportunities for high-efficiency construction and reduced operational energy demand through fabric-first principles;
- A multifunctional green infrastructure network providing shading, cooling, biodiversity benefits and outdoor amenity;
- Use of natural play elements and accessible landscaping to encourage healthy lifestyles and stronger community wellbeing.

Further detail on sustainability measures, energy performance, drainage design and climate resilience will be secured at reserved matters stage, alongside site-wide strategies for green infrastructure management.

3.8 Use

The development will deliver new housing within Use Class C3, together with open space, drainage and landscape infrastructure.

No non-residential uses are proposed at outline stage.



Illustrative examples of landscape-led SuDS, active travel environments, natural play and low-carbon technologies that could inform the detailed design.

Part 4:

Conclusion

4.1 Conclusion

This Design and Access Statement demonstrates that the site at Causeway Farm, Longsight Road can accommodate residential development within a clear, landscape-led framework.

The proposal responds positively to its setting, retains key landscape features, and establishes parameters that will ensure high-quality design at reserved-matters stage.

By fixing only the access and the broad structural elements, the outline application allows sufficient flexibility for any future developer to deliver a scheme that meets policy objectives while respecting local character and environmental sensitivities.

Part 5: Building for a Healthy Life

5.1 Building for a Healthy Life

Building for a Healthy Life (2020) sets out twelve considerations for creating places that are healthy, distinctive and easy to live in.

They are grouped under three themes - Integrated Neighbourhoods, Distinctive Places and Streets for All - and together describe what makes a successful, sustainable and people-centred community.

While detailed assessment will follow at reserved-matters stage, the Parameters Plan demonstrates compliance with key principles.

The table adjacent summarises how the development performs, using the standard Green / Amber / Red approach to highlight strengths and areas for continued refinement.

Summary

The development could perform strongly against the Building for a Healthy Life 2020 framework and has the potential to achieve 12 Green ratings, subject to the detailed proposal and the local highways standards imposed.

This demonstrates a well-considered, landscape-led and inclusive design that supports walkability, safety and community life while reinforcing local identity.

Category	Comments	Score
Integrated Neighbourhoods		
1 Natural connections	The development will connect directly to Longsight Road and existing Public Rights of Way, providing opportunities for walking and cycling through the site.	●
2 Walking, cycling and public transport	Pedestrian and cycle movement will be prioritised along safe, direct routes. Bus stops are within walking distance on Longsight Road.	●
3 Facilities and services	The site is well related to Osbaldeston's local amenities, with good access to schools, shops and employment opportunities nearby.	●
4 Homes for everyone	A range of homes will be delivered to meet local needs in line with policy requirements; final mix to be confirmed at reserved matters.	●
Distinctive Places		
5 Making the most of what's there	The Parameters Plan provides a clear framework that responds to local landscape character, maintaining strong green edges and rural views.	●
6 A memorable character	Layout and development parcels are arranged around existing hedgerows, trees and ponds, respecting topography and ecological features.	●
7 Well-defined streets and spaces	The main street and open-space network establish a legible structure. Future detailed design will ensure active frontages and enclosure.	●
8 Easy to find your way around	A simple hierarchy of streets leading from a single access point provides clear orientation and legibility.	●
Streets for All		
9 Healthy streets	Streets will support low traffic speeds and shared-surface environments where appropriate. Final geometry and detailing to be agreed with LCC Highways.	●
10 Cycle and car parking	Parking to comply with LCC standards. Detailed design will balance on-plot and on-street parking to maintain attractive streets.	●
11 Green and blue infrastructure	The framework integrates open space, SuDS and habitat areas to achieve a minimum 10 % biodiversity net gain.	●
12 Back of pavement, front of home	Future reserved-matters layouts will ensure clear definition between public and private space with active frontages and quality boundary treatments.	●

Summary assessment against Building for a Healthy Life (2020) using Green / Amber / Red indicators