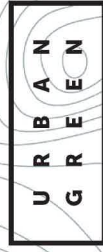


THE NOOK, LANGHO DESIGN AND ACCESS STATEMENT

July 2026

Land at the Nook,
Snodworth Road,
Langho
BB6 8DS



PRP

QUALITY MANAGEMENT

Project No.:	UG 3174			
Project:	The Nook, Langho			
Location:	Langho, Ribble Valley			
Title	Design and Access Statement			
Document Type:	DAS	Issue No.:	Po2	
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Checked By:	TR	Signature:	TR	
Revision Status:				
Rev:	Date:	Issue/Purpose/ Comment:	Prepared:	Checked:
P01	28/05/26	Draft for Issue	GL	TR
P02	16/06/2026	Draft for submission	GL	TR
P03	03/07/2026	Amendment to layout	GL	TR



PRP

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2. Proposals 20

3. Conclusion 33



0.0 EXECUTIVE SUMMARY

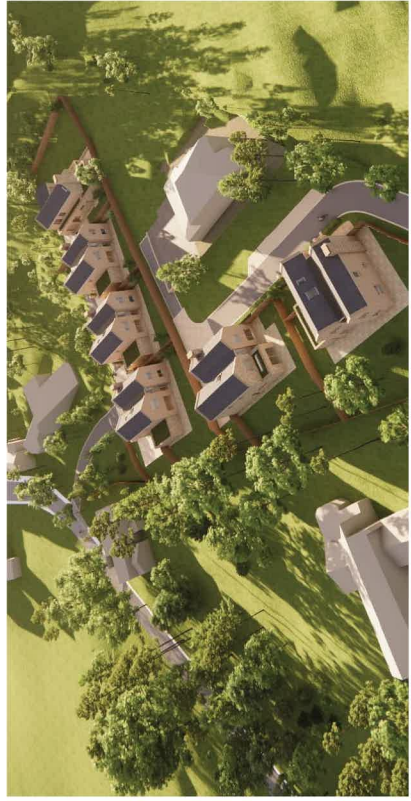
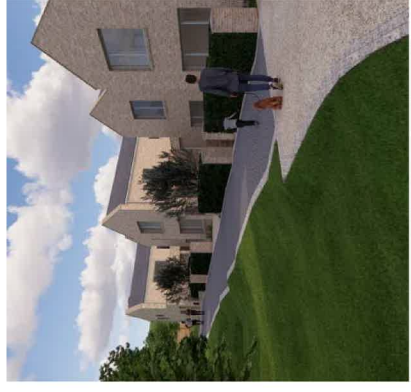
0.1 SUMMARY OF PROPOSALS

This planning application is seeking full planning permission for:

- The erection of 6 no. residential dwellings on residential garden land associated with the Nook.
- A housing mix of three high-quality housetypes. Each housetype has been designed and positioned to work with the contours of the site. The proposals comprise:
 - 1no. Housetype A (2492.6 sqft)
 - 4no. Housetype B (2458.2 sqft)
 - 1no. Housetype C (2422.2 sqft)
- The housetypes have been sited and orientated to maximise solar gain and to benefit from the site's topography. The proposal respects the privacy of the adjacent existing properties, particularly the 'Nook'.
- The retention and upgrade of the existing access points at both Snodworth Road and York Lane.
- Reinforcing existing, and the planting of new boundary features between properties to enhance the existing green infrastructure of the site.
- Improving and making safe the existing Public Right of Way navigating along the site's northern boundary.



Figure 0.1 Proposed Masterplan.



CHAPTER 01

INTRODUCTION

& SITE CONTEXT

U R B A N
G R E E N

PRP



1.0 INTRODUCTION AND SITE CONTEXT

THIS DESIGN AND ACCESS STATEMENT HAS BEEN PREPARED BY URBAN GREEN AND PRP ARCHITECTS ON BEHALF OF REDWATERS LANGHO LTD TO SUPPORT A FULL PLANNING APPLICATION AT THE NOOK, LANGHO SEEKING THE ERECTION OF 6 RESIDENTIAL DWELLINGS WITH ASSOCIATED LANDSCAPING AND INFRASTRUCTURE.

1.1 INTRODUCTION

Urban Green have prepared this Design and Access Statement to set out the relevant design drivers and technical constraints that have informed the development proposals.

A number of reports and studies have been summarised to illustrate how we have arrived at these proposals and how the scheme has evolved considering the site's context.

1.2 DOCUMENT CONTRIBUTORS

Contributors to this Design and Access Statement include the following:

- Planning: Hive Land and Planning
- Masterplanning and Design Response: Urban Green
- Architecture: PRP Architects
- Highways and Access: Eddisons
- Drainage: PG Consulting
- Ecology: Urban Green
- Biodiversity Net-Gain: Urban Green
- Arboriculture: Urban Green
- Landscape Planning: Urban Green



Figure 01. Site boundary plan.

This is a detailed site plan of 'The Wood'. A red line outlines a specific area within the site. Seven blue arrows, numbered 1 through 7, indicate a sequence of points or directions within this red-outlined area. The plan shows surrounding roads: York Lane to the north and Snodworth Road to the south. Various buildings are labeled, including 'The Wood' (the main building), 'The Lodge', 'Dove Cottage', 'The Nook', 'Stables', and 'Hypnum'. There are also labels for 'York Lane' and 'Snodworth Road'. The plan includes numerous trees represented by green circles and a north arrow in the top right corner.

- The application site (in red) of approximately 0.54ha;
- An ownership parcel of approximately 0.43ha (in blue) to be left in the ownership of the Nook;

Other site features include a Public Right of Way along the northern boundary, providing an active travel link between Snodworth Road and York Lane; an access point to be retained and enhanced along Snodworth Road; a small watercourse running along the southern boundary; and mature vegetation both on site and along its edges, providing high levels of screening from the surroundings.





Figure 03- Image 1: View towards York Lane and the northeast.



Figure 05, Image 3: Snodworth Road access.



Figure 06, Image 4: York Lane access.



Figure 04, Image 2: View towards the public right of way along the northern edge of the site.

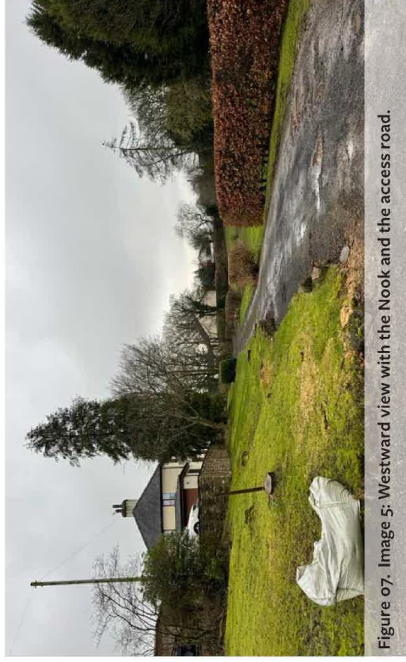


Figure 07, Image 5: Westward view with the Nook and the access road.



Figure 08, Image 6: Eastward view.



Figure 09, Image 7: View towards the south.

1.4 LOCAL CONTEXT

The site is considered to be in a sustainable location due to its proximity to the main built form Langho. The village hosts a number of facilities and amenities which can all be reached at approximately 15min walk from the site. These include:

- St Mary's Primary School;
- A nursery;
- A playground;
- A pharmacy;
- A SPAR.

Public transport infrastructure in the surroundings includes Langho Railway Station with direct services to Clitheroe (approximately 12 min ride) and Manchester (approximately 1 hour ride). A number of bus routes are accessible along Whalley Road, linking Langho with Blackburn, Burnley, Clitheroe, Preston, and Skipton.

A network of public right of ways connects the surroundings with the countryside. One of these PROWs (LA103061022) crosses the site from east to west along its northern boundary.

1.5 REGIONAL CONTEXT

The site is well connected to strategic transport infrastructure. The A59 is accessible from Langho roundabout at less than 5 min drive from the site. This route directly links to the M6 and to the rest of the national motorway network.

The site is also proximate to the Forest of Bowland National Landscape (approx 40 min drive from the site) and the Forest of Pendle (approx 15 min drive from the site).

KEY

	SITE BOUNDARY		BUS ROUTE
	LEISURE		BUS STOP
	EDUCATION		PROW
	COMMERCIAL		RAILWAY STATION



Figure 10. Local context plan.

1.6 SITE FEATURES AND TOPOGRAPHY

The topography of the site slopes downwards from its highest point at +175m in its southeastern corner to its lowest point at +163m along its northeastern boundary.

A minimal cut and fill exercise will be required to facilitate the development. This will be presented as small crib walls between the plots. Where this is not possible, the change in levels will be achieved in the gardens of the plots.

The new road to the east (connecting to plots 3, 4, 5, and 6) will be at an acceptable gradient of 1:12, in line with the guidance set out in the Manual for Streets.

The site has a number of trees, especially at the site edges between the Nook and adjacent properties. The majority of these trees will be retained and incorporated into the soft landscape proposals.

1.7 FLOOD RISK AND DRAINAGE

There are two ditches along the eastern and western site boundaries. They sometimes carry water during periods of rainfall. The ditch to the west culverts under the driveway as it navigates northwards. These will be retained and incorporated into the drainage proposals.

The site and its surroundings are unaffected by fluvial flood risk. However, small pockets of the site are affected by surface water runoff. These pockets correspond to some of the lowest lying areas on site.

A network of SuDs will be appropriately incorporated in the design proposals to minimise surface water runoff and to create a resilient and sustainable environment for development to take place. An attenuation pond will be located at the site's lowest point as illustrated on the adjacent figure.

KEY

SITE BOUNDARY



OWNERSHIP BOUNDARY

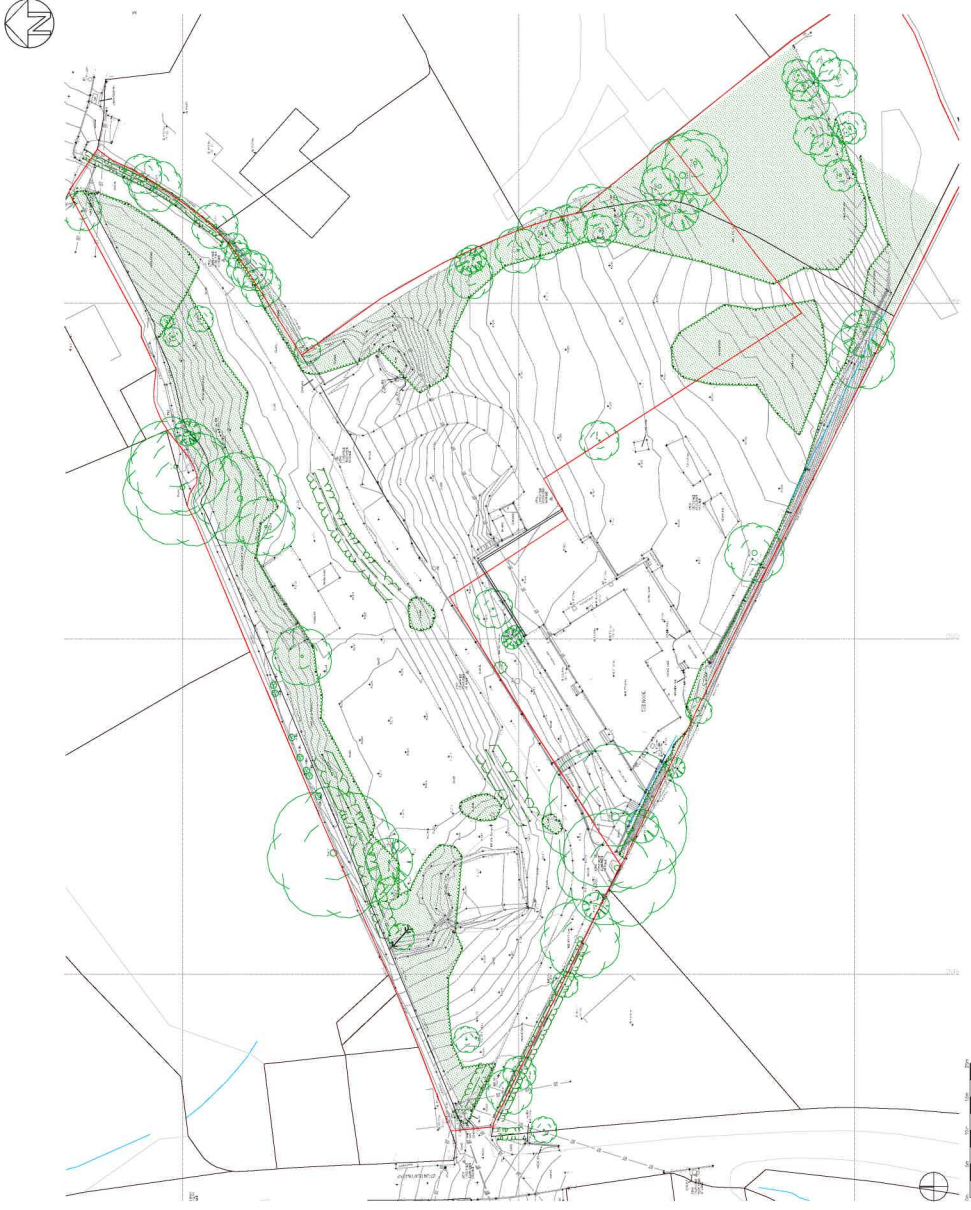


Figure 11. Topographical survey and green infrastructure on site. Source: A-Teck.

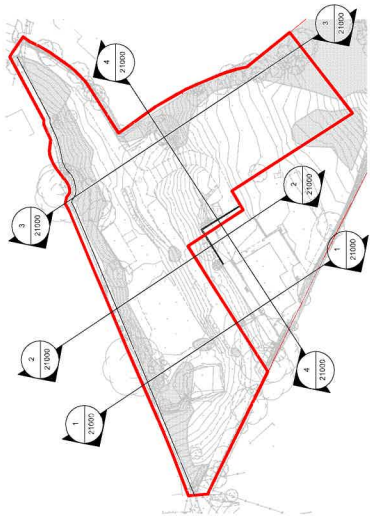
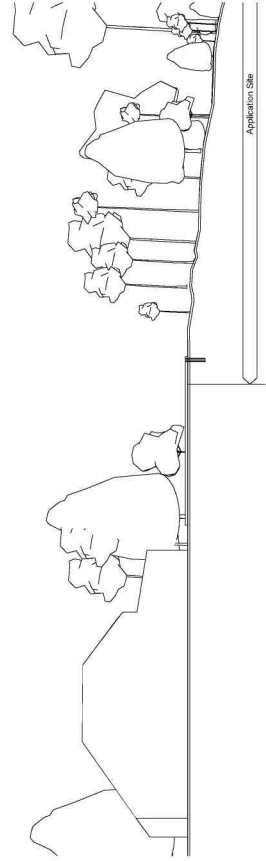
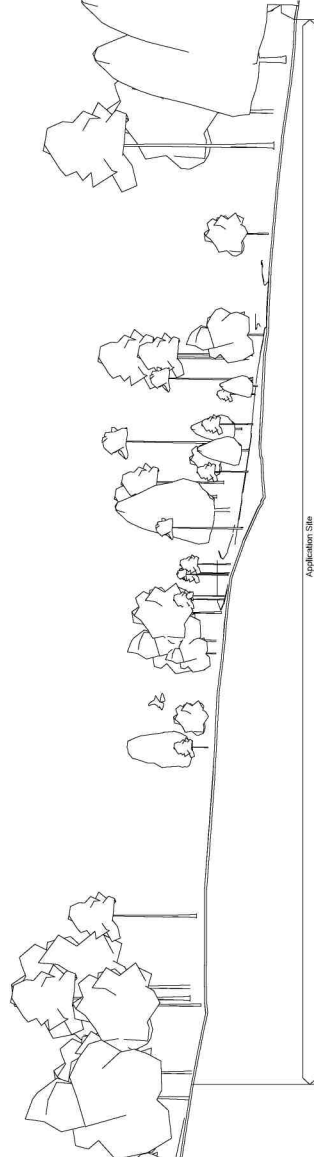
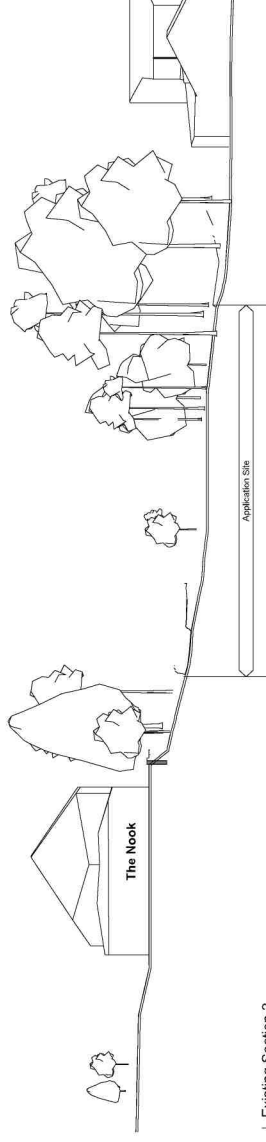
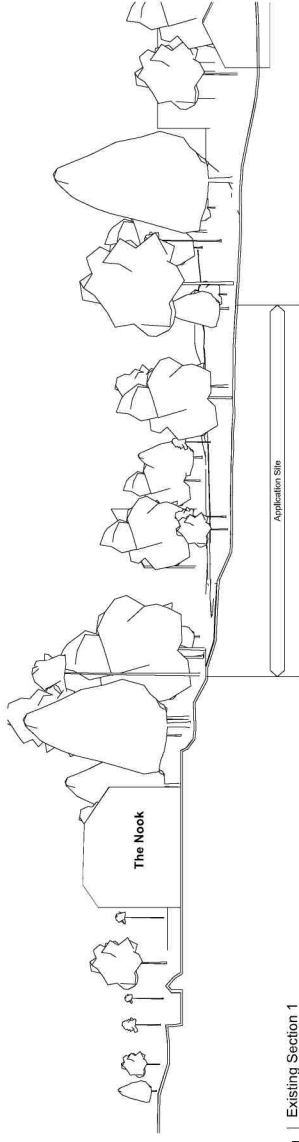


Figure 12. Site Section reference plan (overleaf)







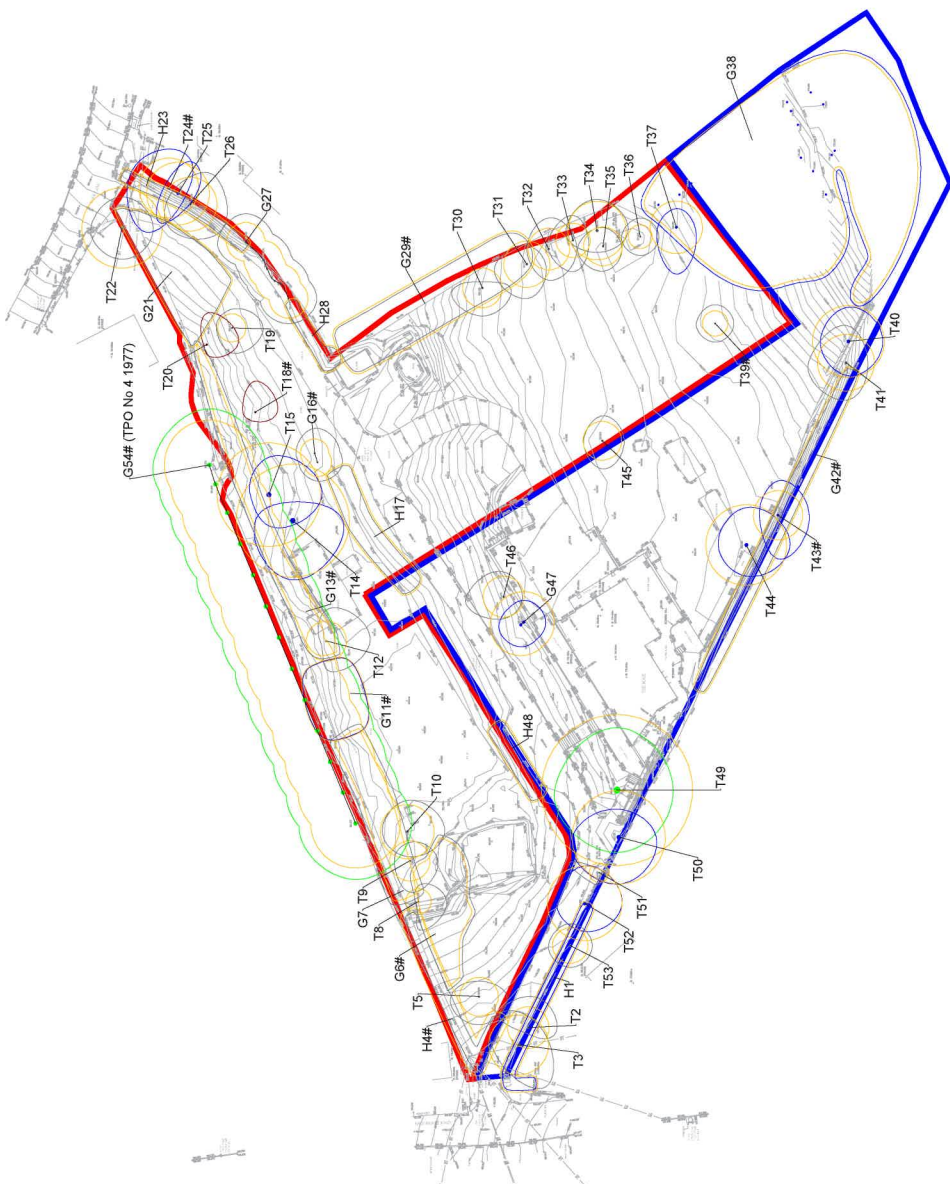
1.8 ARBORICULTURE

Urban Green carried out an Arboricultural Impact Assessment (AIA) on the site. Their findings are summarised below:

The tree cover is comprised predominantly of low-quality ornamental planting, with some moderate-quality ornamental planting, apart from T49 and G54 which are of higher quality. The trees, tree groups, and hedgerows concentrated to the site boundaries are visually important in terms of their contribution to the character and appearance of the area, as they provide screening from the neighbouring properties and Public Right of Way. The remaining trees, tree groups, and hedgerows internal to the site are of secondary importance in visual terms but do provide some amenity value.

TPO No 4 1977 affords statutory protection to surveyed tree group G54, as indicated on the Tree Constraints Plan to the right. The site does not lie within a Conservation Area.

Any loss of vegetation to allow for development to take place will be appropriately mitigated with a thorough landscape strategy encompassing planting of new trees and additional landscaping techniques such as the use of bushes and scrubs.



1.9 ECOLOGY

Urban Green carried out a Preliminary Ecological Appraisal (PEA) and a Daytime Bat Survey (DBS) in February 2026. The full report is available at UG_3174-ECO_PEA&DBS_01. A summary of the reports is provided below.

The following potential ecological constraints were identified during the assessment:

- Two trees (T1 and T2) were assessed as PRF-I in relation to roosting bats;
- Suitable habitats for common nesting bird species are present on site;
- Invasive non-native plant species were recorded on site

Their recommendations are:

- Vegetation clearance should be completed outside of the core breeding bird season (March to August, inclusive);
- The lighting scheme for the site should be produced in line with current guidance (BCT and ILP, 2023);
- Installation of four bat boxes and six bird boxes within the site.

1.10 BIODIVERSITY NET GAIN

The majority of the site comprises a residential garden associated with the existing property of the Nook that is used recreationally and managed privately for aesthetic purposes by the landowner. The majority of habitats present provide low ecological value and qualify as builtup areas and gardens under the UKHab definition.

The mosaic of habitats present includes areas of grassland, woodland, scrub, hedgerows, lines of trees, and two watercourses.

As the garden is regularly used and actively managed by the residents on site, signs of maintenance activities were present including brush piles and log piles from pruning activities.

Vegetated gardens are automatically allocated a condition score of N/A within the metric.



Figure 14. Rhododendron scrub.

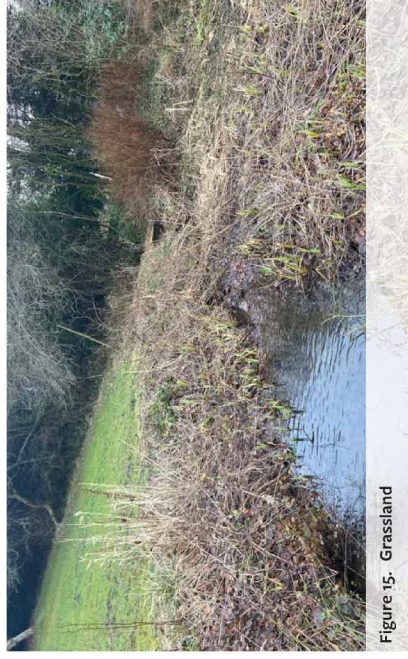


Figure 15. Grassland



Figure 16. Image of watercourse

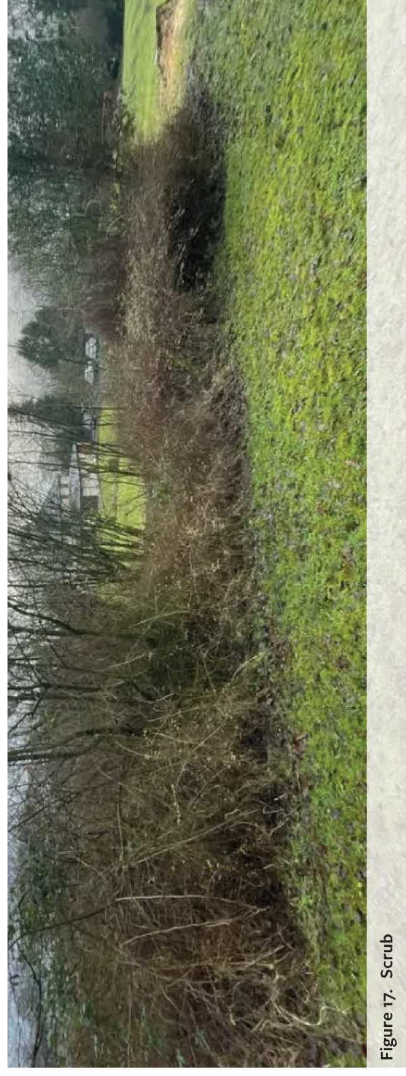


Figure 17. Scrub

1.11 LANDSCAPE AND VISUAL

Urban Green has produced a Landscape and Visual Impact Assessment (LVIA) of the proposed development. Their summary is provided below (the full copy is available within the submission pack):

1.11.1 DESIGNATIONS

There are no landscape, heritage, or ecological designations covering the site or in its immediate landscape context. However, the site lies within a wider area designated as Green Belt.

1.11.2 VIEWS

Open and partial views into the site are available from a short section of Snodworth Road in close proximity to the existing site access to the west, and from York Lane to the east. Views are also available from the PRow that follows the site's northern boundary, and from elevated sections of Footpath LA0306/015 to the south, primarily to the mature vegetation within the site.

At greater distances, further views into the site are largely truncated by intervening mature vegetation, landform, or built form.

1.11.3 POST-DEVELOPMENT

In summary, it is considered that the site will, whilst replacing portions of the existing ornamental garden character at the site level, sit appropriately within the existing retained landscape character at the local, regional, and national level. Whilst some negative adverse landscape and visual effects will arise from the proposed development, these effects are largely limited to the site and immediate local level receptors only, as identified in the LVIA.

Where adverse impacts have been identified, these have been mitigated through the proposed landscape strategy, which seeks to retain existing mature vegetation where possible, soften the edge of the development, and set built form back away from sensitive boundaries. The new native tree, shrub, hedgerow, and vegetation strategy will diversify the landscape structure within the site and will ensure the long term reinforcement of local green infrastructure networks.

Any anticipated effects are expected to reduce over time as the proposed planting matures.

Approximate location of Assessment Site



Figure 18. View looking southeast towards the site from York Lane. Views of the site are truncated due to the intervening landform, built form and mature vegetation.



Figure 19. View looking southwest towards the site from York Lane. There are open and partial views of the site from this location including the access on York Lane and existing mature vegetation lining the access road. Further views into the site are truncated by the intervening mature vegetation and built form.



Figure 20. View looking south towards the site from the PRow. There are open and partial views to the site from this location including existing mature vegetation and glimpses to the ground plane lawn. Further views into the site are truncated by the intervening mature vegetation.

1.12 POLICY CONTEXT

This section outlines the relevant local and national planning policy which has been considered in the preparation of these proposals.

The Development Plan for the site comprises the following documents:

- Ribble Valley Local Plan (2008-2028)
- National Design Guide (2019)
- National Design Guide / Nation Model Design Code (MHCLG, 2021; updated 2023) Adopted Policies Map
- National Planning Policy Framework (2024)

A detailed policy review is carried out in Section 3.1. A planning statement has been produced by Hive Land and Planning and forms part of the submission package.

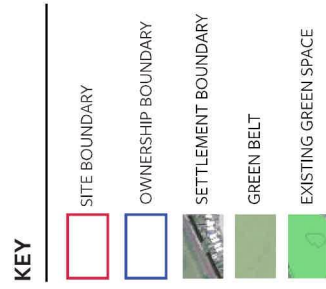


Figure 21. Policy plan.

1.13 LOCAL CHARACTER

The prevailing character of Langho is rural. However, a number of distinct character areas exist. These are:

1.13.1 WHALLEY ROAD

Whalley Road represents the main artery for Langho. This route features a more urban character with 2-storey terraces being the dominant type of structure. Semi-detached dwellings are interspersed among terraces. Roofs are pitched and window patterns are regular. Dominant materials include buff stone with many buildings featuring stone quoining and corbel detailing. Buildings are slightly set back from the street with the presence of onstreet car parking. More recent structures feature on-plot front parking arrangements.

1.13.2 RESIDENTIAL AREAS

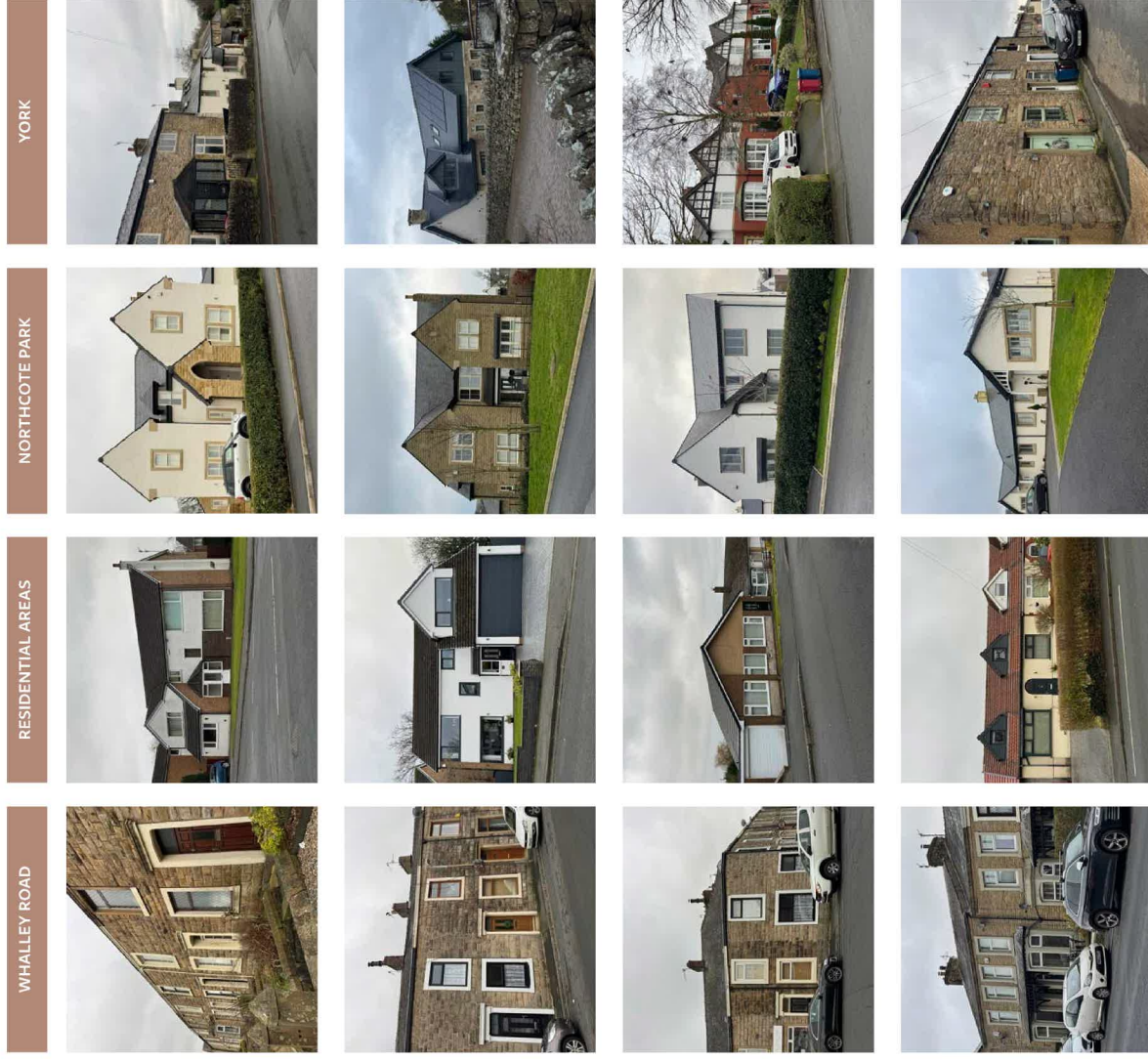
Moving towards the edge of the village from Whalley Road, structures become more recent and contemporary. Terraces are replaced by semi-detached and detached units and bungalows become widespread. All roofs are pitched and parking is mostly accommodated on plot. Landscaped front gardens also become more common, as well as larger footprint detached dwellings. The dominant material in this area is exposed brick, with painted render also being common. Buildings in these areas are noticeably less ornate.

1.13.3 NORTHCOTE PARK

This recent bespoke development is suburban in character with the presence of large areas of landscaping. Plots are larger, therefore buildings tend to feature greater distances among them creating a spacious atmosphere. The dominant house types are detached with some semi-detached units interspersed among these. Buff stone with stone quoins and light decorative features are present again. Roof lines in this area are noticeably more varied with many intersecting ridges and valleys.

1.13.4 YORK

This character area, where the proposal site is located, features a more rural and edge-of-settlement character. Detached post-war dwellings are interspersed among older structures. These include several rows of terraces as well as a number of large detached properties. The heavy presence of green infrastructure gives this area a sylvan atmosphere.



1.14 OPPORTUNITIES AND CONSTRAINTS

The Opportunities and Constraints Plan (Figure to the right) illustrates the parameters to development as identified by the technical assessment summarised in this chapter. These are:

- The site is well served by existing transport and public transport infrastructure including railways and local buses;
- A number of facilities and amenities are offered in the immediate surroundings and in the wider context of the village of Langho;
- A public right of way crosses the site, offering the chance to strengthen local active travel links and connectivity;
- Opportunity to upgrade both access points into the site;
- Mature green infrastructure on site will be protected and incorporated into the design proposals wherever possible with the chance to offset any loss through a landscape strategy providing additional plantation of trees and hedgerows;
- The site topography requires a cut and fill exercise to facilitate the development
- Surface water runoff risks can be appropriately mitigate through a comprehensive network of SuDs promoting long term resilience.

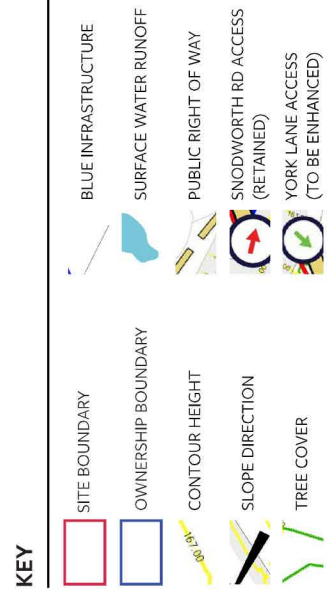


Figure 22. Opportunities and constraints plan.

CHAPTER 02

PROPOSALS

U R B A N
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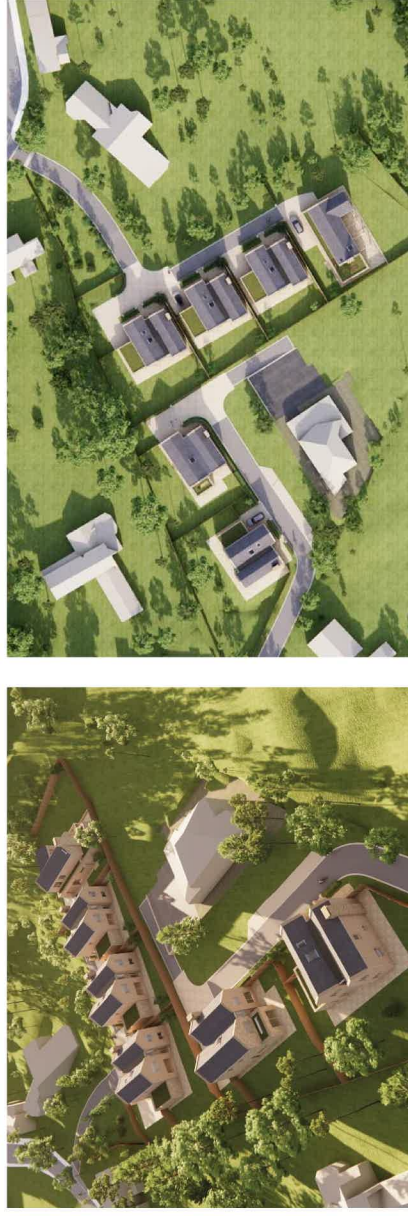


2.0 PROPOSALS

2.1 SUMMARY OF PROPOSALS

The layout has been founded on best practice urban design principles and sustainable development. The proposals comprise:

- The erection of 6 no. residential dwellings on a residential garden associated with the Nook.
- A housing mix of three high-quality housetypes. Each house type has been designed and positioned to work with the contours of the site. The proposals comprise:
 - 1no. Housetype A (2492.6 sqft)
 - 4no. Housetype B (2458.2 sqft)
 - 1no. Housetype C (2422.2 sqft)
- The house types have been sited and orientated to maximise solar gain and to benefit from the site's topography. The proposal respects the privacy of the adjacent existing properties, particularly the 'Nook'.
- The retention and upgrade of the existing access points at both Snodworth Road and York Lane
- Reinforcing existing, and the planting of new boundary features between properties to enhance the existing green infrastructure of the site
- Improving and making safe the existing Public Right of Way navigating along the site's northern boundary





2.2 USE AND AMOUNT

The proposals seek the erection of 6 new, bespoke homes arranged across 3 housetypes (Use Class C3). All housetypes are detached and reside within commensurate plots.

2.3 LAYOUT

The detailed layout directly responds to the site's opportunities and constraints illustrated in Section 1.14. The site layout has arranged so that every home benefits from passive solar gain and works efficiently with the site constraints - principally site levels and the retention of existing landscape assets.

Plots 1 and 2 will share the existing access road to the Nook (off Snodworth Road) and have been orientated to provide a frontage to the street. Plots 3, 4, 5, and 6 will gain access via the existing access point at York Lane.

Housetype	Beds	Sq. Ft	No. Units	Total sqft
Open Market Units				
Housetype A	4	2492.6	1	2492.6
Housetype B	4	2458.2	4	9832.8
Housetype C	4	2422.2	1	2422.2
Total	24		6	14747.6

KEY

SITE BOUNDARY

OWNERSHIP BOUNDARY

DEVELOPMENT

GREEN INFRASTRUCTURE

ATTENUATION BASIN

SNODWORTH RD ACCESS (RETAINED)

FRONTAGES

ROAD



Figure 23: Proposed Masterplan.

2.4 SCALE

These bespoke homes have been designed by PRP Architects as a cohesive family of dwellings that respond sensitively to the suburban and sylvan character of Langho. Varying in scale from modest to more substantial forms, each typology adopts a simple, well-articulated massing that reduces visual bulk and reflects the established residential context.

The buildings are carefully composed to work with the site's natural topography, allowing them to step with level changes and minimise ground intervention.

Collectively, this approach ensures a balanced hierarchy of development that integrates comfortably within the landscape and reinforces local character.

2.4.1 HOUSETYPE A

A compact, two-storey dwelling with a simple, rectilinear form and consistent roofline, reflecting the modest suburban scale of Langho. Its straightforward massing allows it to respond easily to the site's topography, stepping subtly with minimal intervention.

2.4.2 HOUSETYPE B

A broader, more articulated dwelling that introduces variation through a composition of linked volumes. This reduces visual prominence and allows the building to settle naturally within the site, particularly where level changes require a more responsive built form.

2.4.3 HOUSETYPE C

A larger, more expressive typology characterised by a layered profile and varied roofscape. The design utilises changes in section to work with the site's topography, helping to moderate its scale and integrate it into the sylvan landscape of Langho.

KEY

 SITE BOUNDARY

 1-STOREY

 2-STOREY

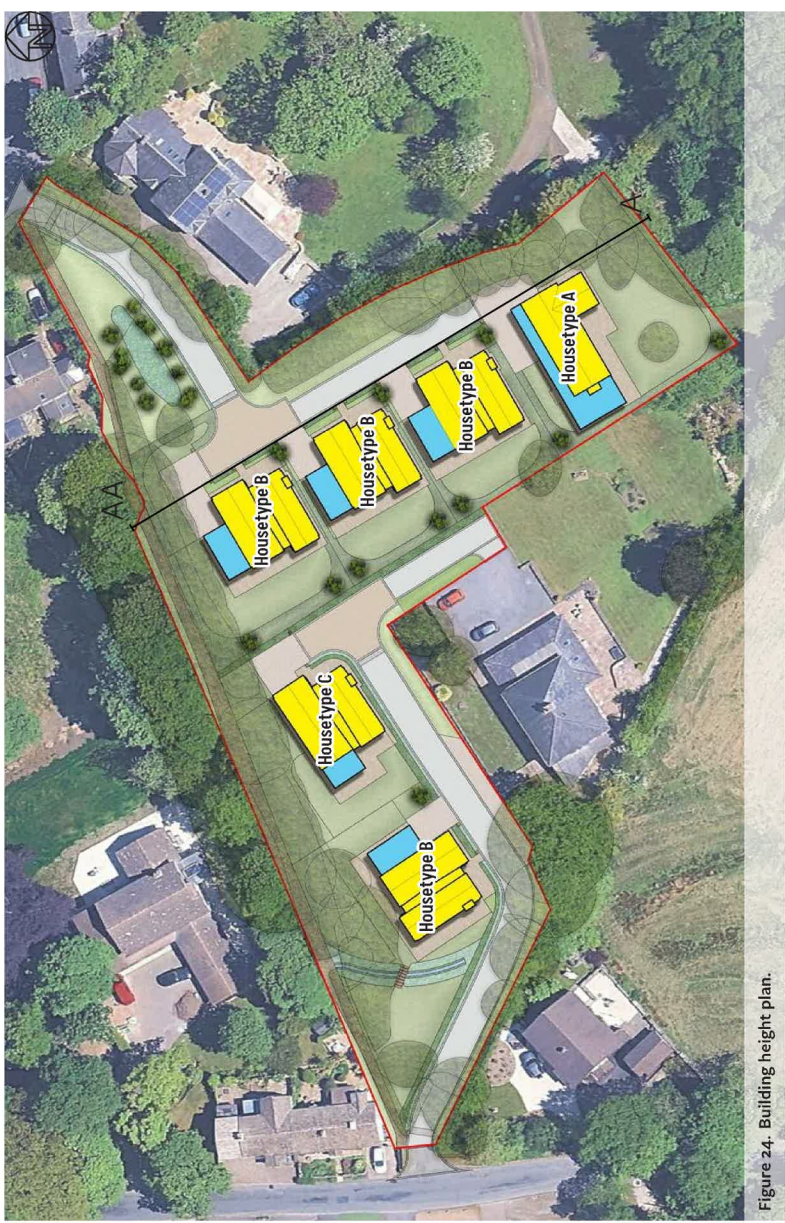
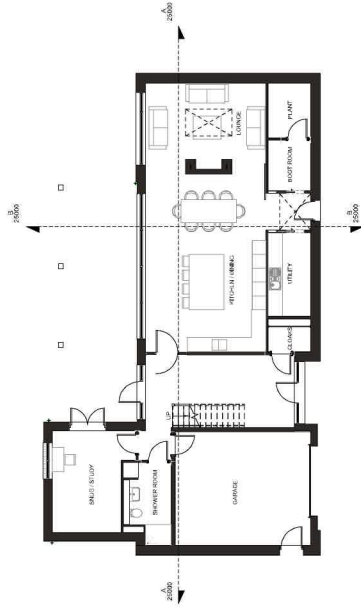


Figure 24. Building height plan.

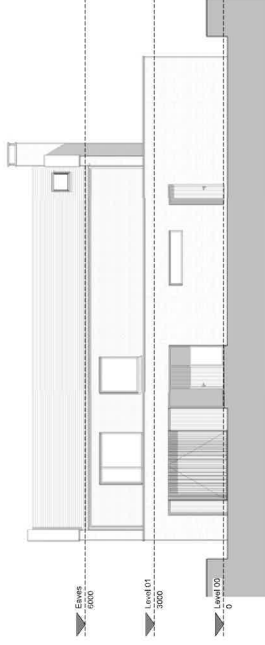


Figure 25. Indicative street scene showcasing the 1:13 gradient along the eastern driveway and the interface with the private dwellings.

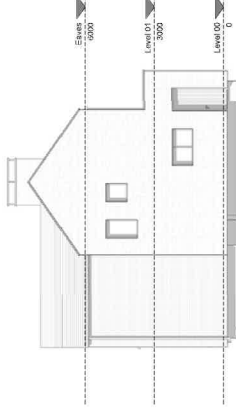
2.5 HOUSETYPE A



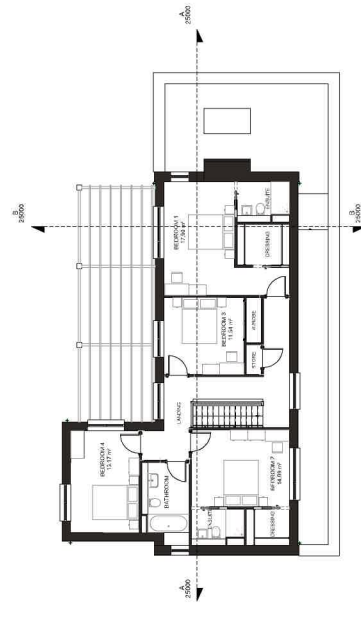
GROUND FLOOR PLAN



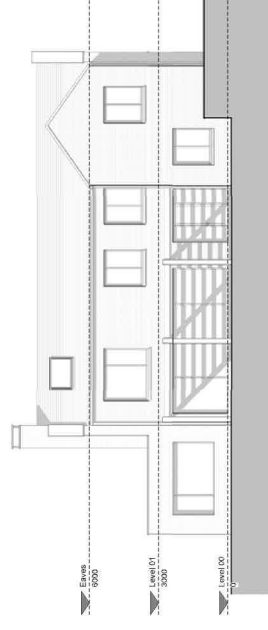
FRONT ELEVATION



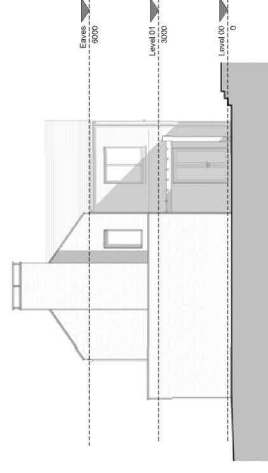
LEFT SIDE ELEVATION



FIRST FLOOR PLAN

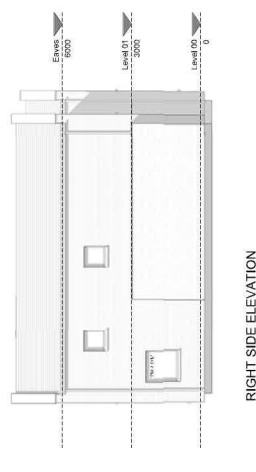
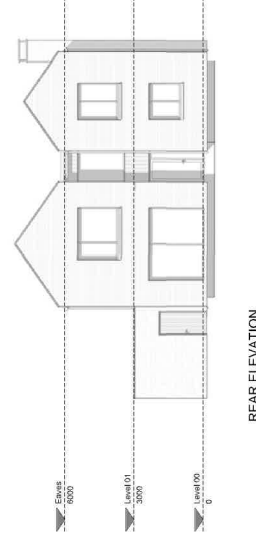
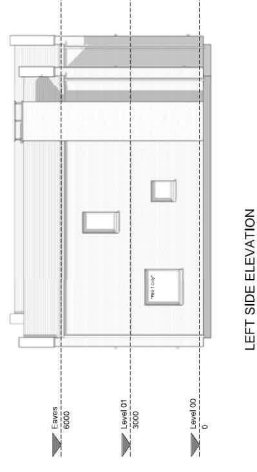
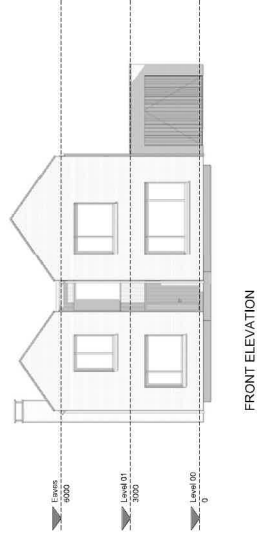
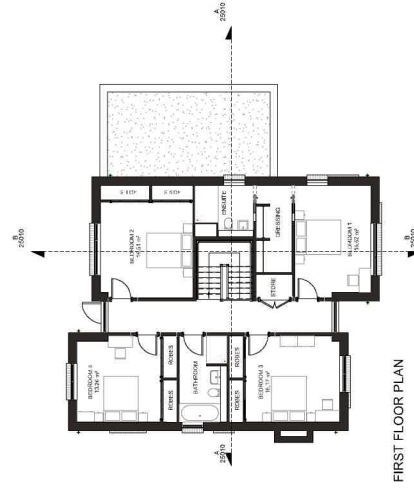
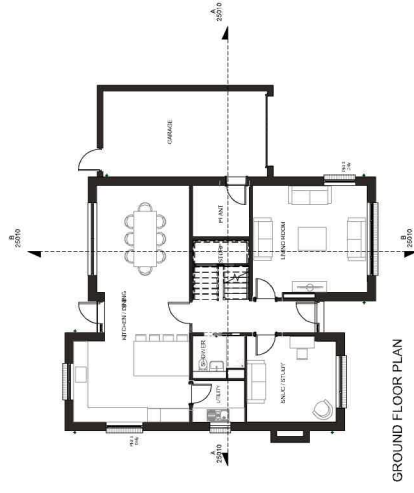


REAR ELEVATION

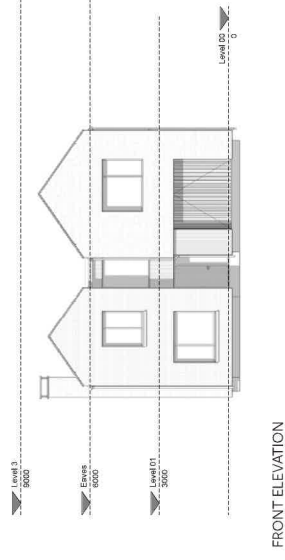
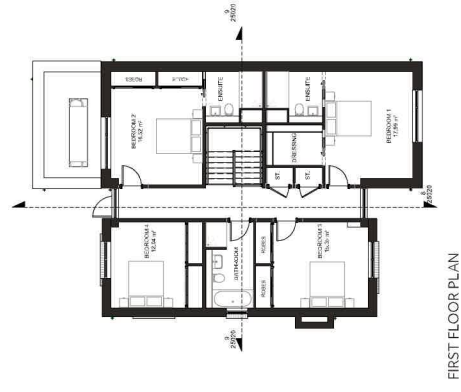
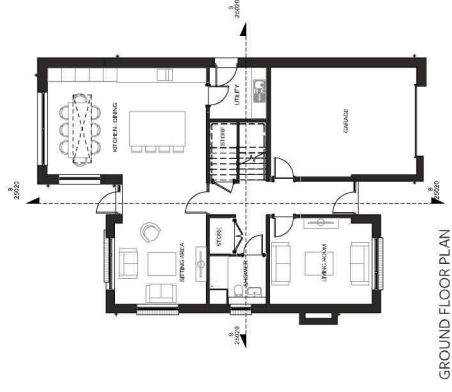


RIGHT SIDE ELEVATION

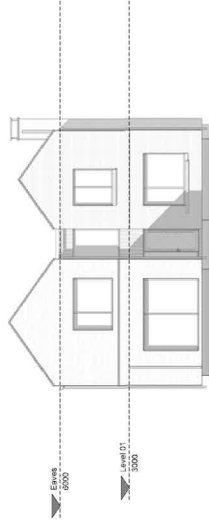
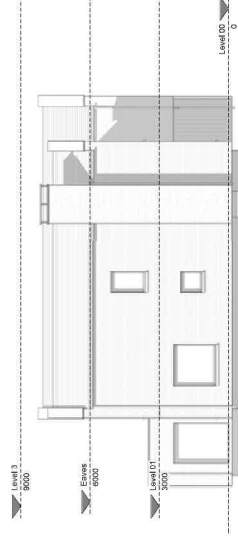
2.6 HOUSETYPE B



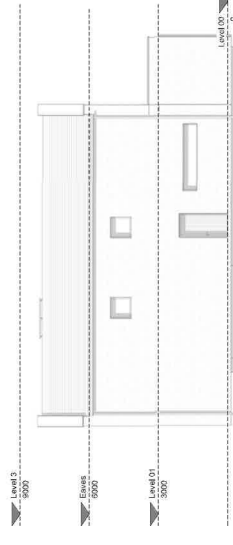
2.7 HOUSETYPE C



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



2.7.1 PRIVATE PLOTS

The provision of planting under the form of hedges and street trees in front gardens creates a soft yet clear division between public spaces and private plots. These features also aid in differentiating private plots among each other across the entire site while mitigating the impact of parking spaces on the streetscape. Additional front planting proposals include ornamental shrub and groundcover. Rear gardens feature Indian Sandstone paving on paths and patios, with seeded grass occupying the remaining surfaces.

Level treatments among plots minimise the need for retaining structures and adopt landscaping measures to create a natural effect as showcased in the section to the right.

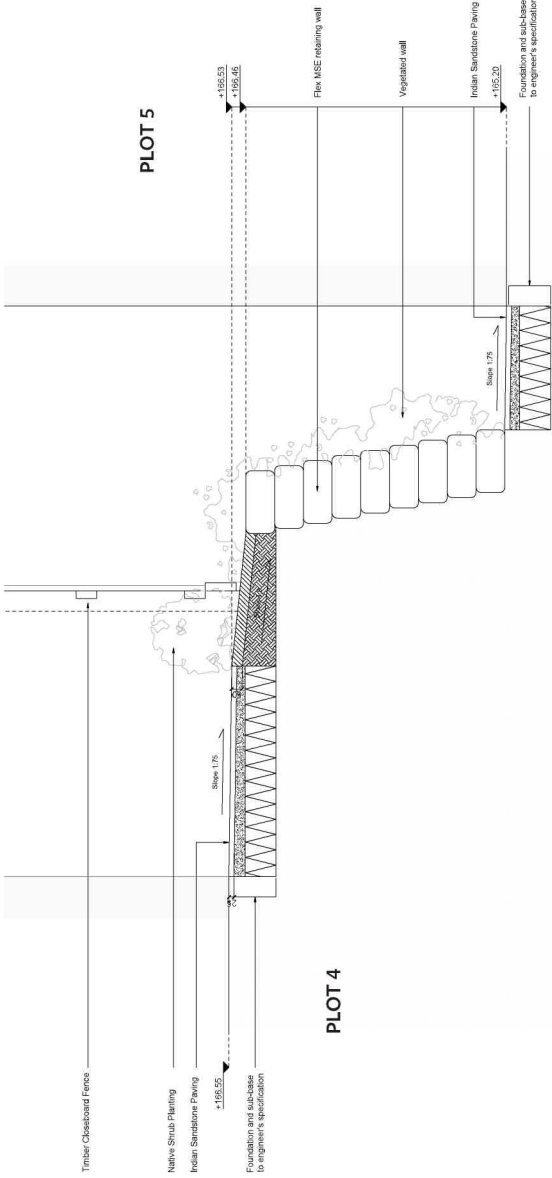


Figure 26. Detailed indicative section of level treatments among plots on the eastern driveway.

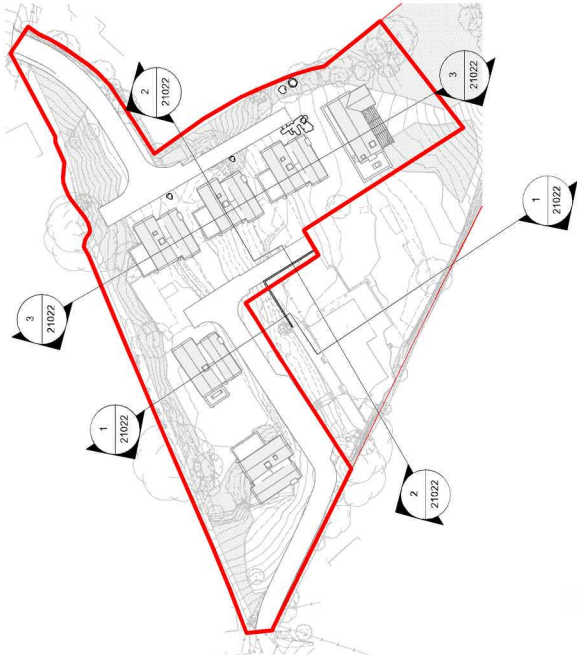
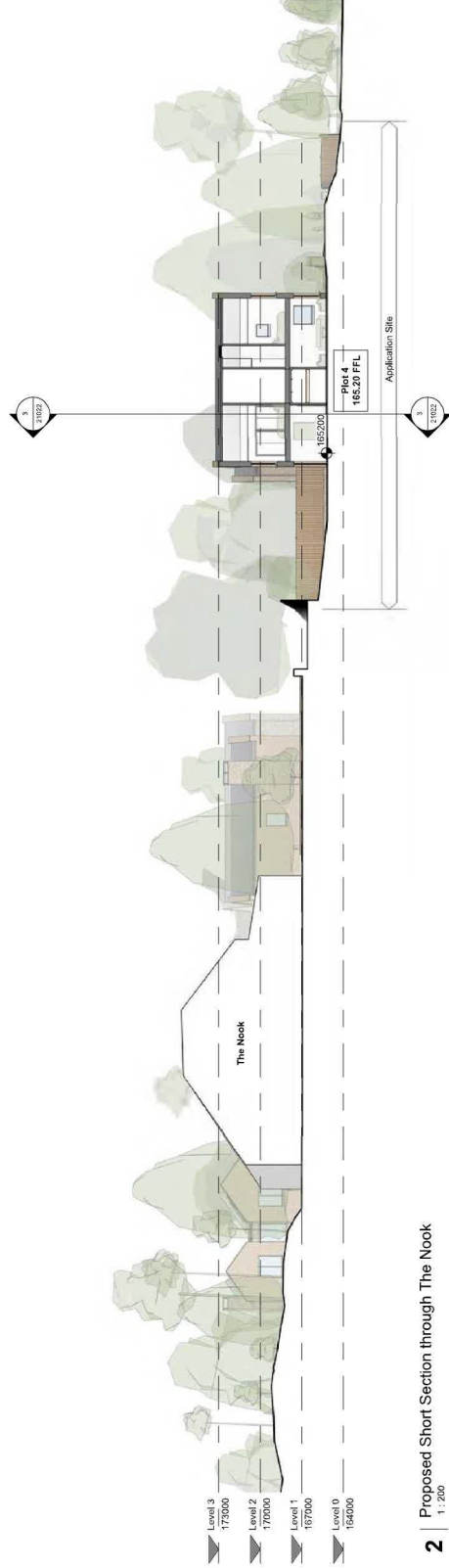


Figure 27. Section references (overleaf)



1 | Proposed Long Section through The Nook
1 : 200



2 | Proposed Short Section through The Nook
1 : 200



3 | Proposed Long Section along Site Slope
1 : 200

2.8 APPEARANCE, MATERIALS, AND DETAILING

The character of adjacent neighbourhoods is set out in Section 1.13 and has influenced the appearance, materiality, and character of the proposals.

2.8.1 FORM

Referencing the recurring pitched roofs and gables witnessed throughout the local village, the proposals utilise this strong form as the basis of a simple and contemporary aesthetic. The principal silhouette suggests a familiar domestic profile, whilst volume will be treated with clarity and a strong emphasis on monolithic massing, punctuated with deep recesses and framed apertures. To help reduce the overall massing of the built form, smaller connecting volumes provide opportunity to add double height entrances and green roofs for biodiversity enhancements and improved views across the lower levels.

2.8.2 TEXTURE

Texture and material application play a pivotal role in animating the façades. The primary material is a soft, light-coloured buff brick that agrees with the render of the adjacent Nook House and is resilient to weathering in such a location. Feature material of stonework is allocated to feature elements of the dwellings; around built projections and adjacent areas of retaining to further integrate the houses into the landscaping. Stone or Brickwork can be deployed in a variety of treatments; with crisp jointing and richly textured compositions to reference the strong building forms. The entrances and front doors to the dwellings are highlighted with light timber panelling to help soften the façades. Sleek vertical cladding offers a calming counterpoint to the masonry texture and colour.

2.8.3 TONE

Tonally, the palette is warm and neutral; utilising buffs and lighter colours in a nod to the rural Lancashire setting. These are set by contrasting material interventions which serve to provide further detail to the elevations. Window frames and rainwater goods feature soft gray colours.



Figure 28. Indicative 3D image of the driveway to the east of the site and the proposed new dwellings. Source: PRP.



BUFF STONE



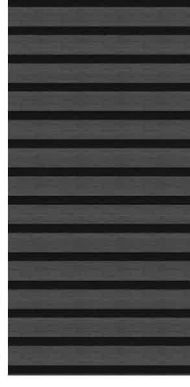
BUFF BRICK



GRAY SLATE ROOFING



LIGHT WOOD



DARK WOOD



BLUE ROOFING

2.9.1 SITE ACCESS

The driveway entering the site from Snodworth Road will remain in private ownership of the Nook. The dwellings along this driveway will have permission to use the route to access and service their homes. Conversely, the driveway entering the site off York Lane will be in shared ownership of the four dwellings it serves.

Parking has been arranged in line with the current guidance and has been provided on-plot.

Technical drawing of a road junction showing proposed visibility splays and sight triangles. The drawing includes a north arrow, road names (Snodworth Lane, Nip Nook, Hyburn), and various dimensions for sight lines and offsets.

Left Visibility Splay (Red Line):

- 2.0x28.5m VISIBILITY SPY OFFSET 1m INTO CARRIAGEWAY AS PER MIS 2 PARA 10.5.3. TO BE KEPT FREE FROM OBSTRUCTION HIGHER THAN 600mm
- Dimensions: 4.8m, 16.3m, 16.4m
- Radius: R2.5m

Right Visibility Splay (Red Line):

- 2.0x28.9m VISIBILITY SPY OFFSET 1m INTO CARRIAGEWAY AS PER MIS 2 PARA 10.5.3. TO BE KEPT FREE FROM OBSTRUCTION HIGHER THAN 600mm
- Dimensions: 5.7m, 4.0m, 16.5m
- Radius: R3.5m

Other Dimensions and Labels:

- Snodworth Lane (30mph EXISTING)
- Nip Nook
- Hyburn
- 4.8m, 5.7m, 4.0m, 16.3m, 16.4m, 16.5m
- R2.5m, R3.5m
- 3.4m

[illegible]

Figure 30. Access point along York Lane. Source: Eddisons.

2.10 LANDSCAPE

The landscape proposals for the site create a welcoming approach to the neighbourhood whilst responding positively to the local landscape character.

2.10.1 GREEN AND BLUE INFRASTRUCTURE

The retention of green infrastructure assets is a key aspect of this planning application, providing an overarching framework for the development. The proposals actively respect and enhance the sylvan character of the area by:

- Establishing a coherent, multifunctional landscape network comprised of retained, enhanced, and new landscape features that are set out in the robust landscape proposals;
- The retention of the site's boundary features, particularly the vegetation along the northern boundary and the trees along the eastern boundary;
- The upgrade of the PRow to a new bark mulch surfacing as well as the trimming of the boundary vegetation to the south to enhance accessibility and perceived sense of safety;
- The introduction of soft landscaping measures including ornamental hedges and shrub planting to differentiate between private plots and communal areas;
- The planting of new trees across the site;
- A comprehensive SuDs strategy involving the rearranging of the open watercourse to the west with the addition of a marginal plant mix buffer.

2.10.2 ATTENUATION & DRAINAGE

A comprehensive drainage strategy has been prepared by PGC and forms part of the submission package. Please consult PGC1342-DR-C-001_P1 Drainage Strategy GA for the full document.

The strategy comprises a network of sustainable urban drainage systems (SuDs) that minimises flood risks across the site. An attenuation pond is to be located in the northeastern part of the site. Two storage tanks, each under one of the two roads on site, are also proposed to maximise water retention.

A diversion of the existing watercourse in the west of the site is to be carried out, with the diverted route forming part of the wider landscape strategy.

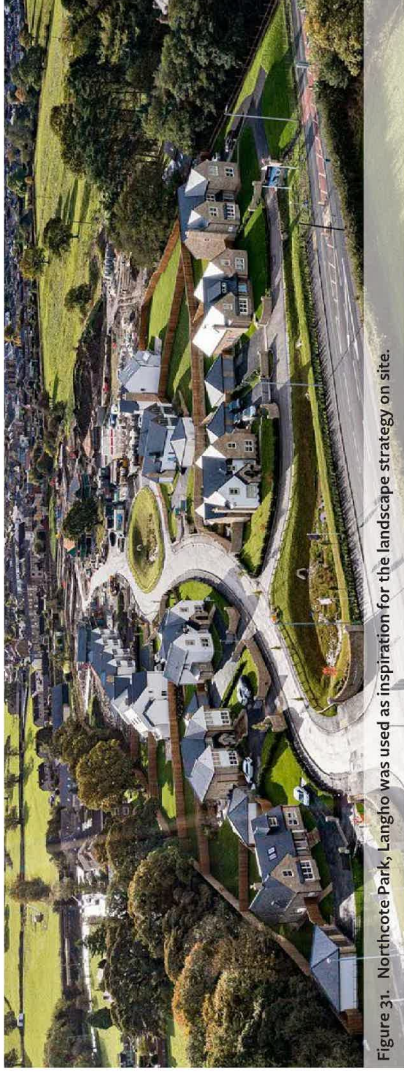


Figure 31. Northcote Park, Langho was used as inspiration for the landscape strategy on site.



Figure 32. Hard and soft landscaping define boundaries.



Figure 33. Planting softens the streetscene.

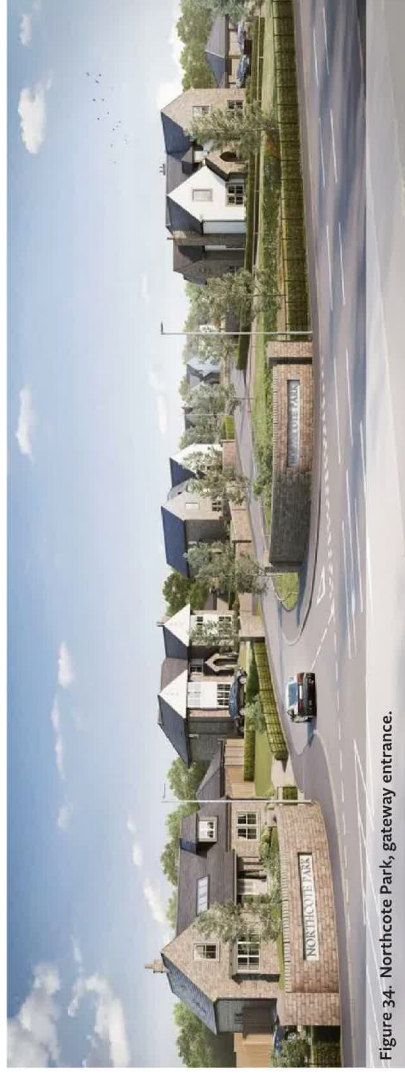


Figure 34. Northcote Park, gateway entrance.



Figure 35. General Arrangement Plan.

2.10.3 BNG

The current landscape proposals for the development of the site produce a 0.48 unit (-44.40%) net loss in biodiversity for area habitats.

The trading rules were not satisfied by the landscape proposals as the loss of low distinctiveness vegetated gardens and bare ground have not been sufficiently mitigated for onsite.

The development does not achieve the required 10% BNG onsite; therefore, off-site mitigation will be necessary to meet local and national planning requirements.

As the potential for biodiversity has been maximised onsite, an additional 0.59 units (of area habitats) will need to be created through offsite mitigation to achieve a 10% net gain

2.10.4 BOUNDARY TREATMENTS

Boundary treatments favour an appropriate differentiation between public and private spaces while still providing active streets and passive surveillance.

Front boundaries are characterised by soft landscaping with hedge planting to provide a mellow interaction between street and private plots. These soft landscaping techniques are accompanied by 1.2m estate railings to create a clearer differentiation between communal areas and front gardens. Brick pillars with stone caps, matching the buff colour of the buildings, create a formal sense of arrival to both entrances to the site as well as to each individual plot.



Figure 36. Brick pillars with stone caps.



Figure 37. Estate railings.

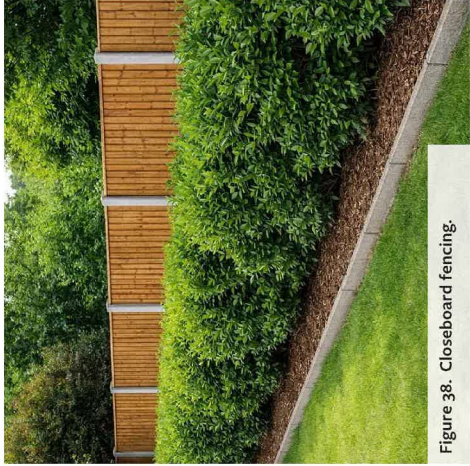


Figure 38. Closeboard fencing.

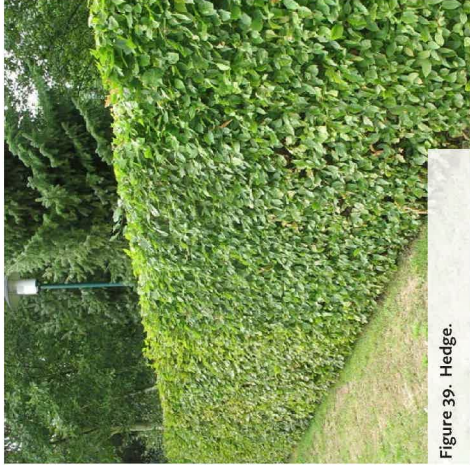


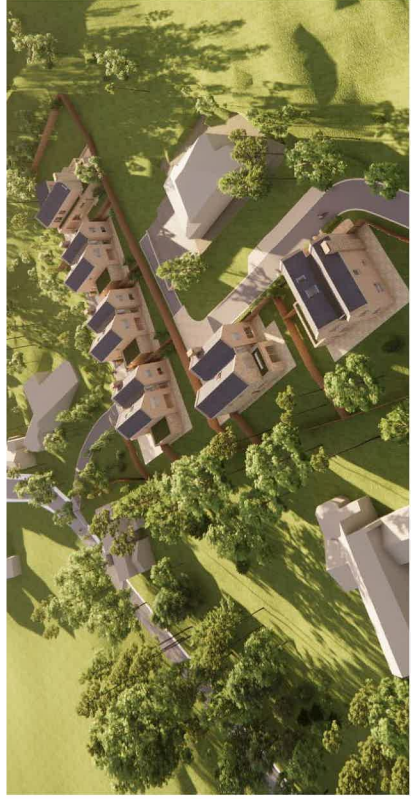
Figure 39. Hedge.

Habitat Unit Change					Net change in Biodiversity		
Area Habitat Units	On-site baseline	Retained	Lost	Enhanced	Created	On-site post development	%
	1.08	0.00	1.08	0.00	0.60	0.60	-44.40%
						Habitat units	
						-0.48	

Figure 40. Post Development Biodiversity Net Gain Calculation



Figure 41. Boundary Treatment Plan.



CHAPTER 03

POLICY COMPLIANCE AND CONCLUSION

U R B A N
G R E E N

PRP



3.0 POLICY COMPLIANCE AND CONCLUSION

3.1 POLICY COMPLIANCE

This section assesses the proposals set out in Chapter 02 against the relevant policies in the Ribble Valley Local Plan, together with adopted local design guidance and national design policy.

The key design policies for this scheme are:

- Policy DMG1 – General Considerations
- Policy DME1 – Protecting Trees and Woodlands
- Policy DME2 – Landscape and Townscape Protection
- Policy DME3 – Site and Species Protection and Conservation
- Policy DML2 – Transport Considerations
- Policy EN2 – Landscape
- National Design Guide (2021)

DMG1 is the principal design policy and requires development to achieve a high standard of design, respond positively to local context, respect landscape character, protect amenity, safeguard biodiversity and public rights of way, provide safe access and incorporate Secured by Design principles.

3.2 RIBBLE VALLEY CORE STRATEGY

3.2.1 DESIGN POLICY REVIEW

This section assesses the proposals against the design-related policies of the Ribble Valley Core Strategy (2008-2028) and the National Design Guide. The assessment demonstrates how the proposals have evolved through a comprehensive understanding of the site's physical, environmental and landscape context to deliver a high-quality residential development that responds positively to local character whilst enhancing environmental quality and residential amenity.

The proposed development comprises six detached dwellings arranged around a landscape-led layout which responds directly to the site's topography, existing vegetation structure, Public Right of Way network and surrounding residential character. Existing access points are retained, mature landscape features are incorporated wherever possible and the proposals seek to reinforce the established green character of the site.

3.2.2 POLICY DMG1 – GENERAL CONSIDERATIONS

Key Statement DMG1 requires all development to:

- Be of a high standard of building design;
- Be sympathetic to existing land uses in terms of scale, massing, style, features and materials;
- Protect residential amenity;
- Provide safe access and appropriate parking;
- Protect environmental assets and biodiversity;
- Protect and enhance Public Rights of Way;
- Have regard to public safety and Secured by Design principles; and
- Respect landscape character and local distinctiveness

ASSESSMENT

The proposals have been developed following detailed site analysis, landscape assessment, ecological surveys, arboricultural assessment and contextual review. The resulting masterplan responds positively to the site's constraints and opportunities.

The scheme demonstrates compliance with DMG1 through:

Contextual Design - The proposed dwellings have been designed specifically for the site and draw upon the established architectural character of Langho and the wider Ribble Valley. The use of traditional forms, pitched roofs, stone detailing and buff stone materials reflects the local vernacular and responds positively to the rural Lancashire context.

Scale and Massing - The six dwellings are positioned to work with the site's topographical changes rather than imposing a standardised development form. The layout steps development across the contours and minimises earthworks, helping retain the natural character of the site.

Residential Amenity - The arrangement of plots has been carefully designed to protect the privacy and amenity of existing neighbouring properties, particularly The Nook. Separation distances, orientation and landscape buffers reduce opportunities for overlooking and ensure acceptable living conditions for future occupants.

Public Rights of Way - A key design feature is the retention and enhancement of the Public Right of Way running along the northern site boundary. The proposals seek to improve accessibility and user experience through surfacing upgrades and enhanced landscape treatment whilst maintaining public connectivity.

Safety and Natural Surveillance - The layout promotes passive surveillance of streets, access points and the Public Right of Way. Clear definition of public and private space, active frontages and strong visual connections support a safe and legible residential environment.

Access and Parking - The proposals retain and improve the existing access arrangements from Snodworth Road and York Lane. Parking is accommodated within individual plots, avoiding visual dominance within the street scene and maintaining the site's landscaped character.

Overall, the proposals are considered to strongly accord with the objectives of Policy DMG1.

3.2.3 POLICY DME1 – PROTECTING TREES AND WOODLANDS

Policy DME1 seeks to minimise the loss of trees, woodland and hedgerows and requires development to safeguard important landscape features.

ASSESSMENT

The proposals have evolved directly from the Arboricultural Impact Assessment and Tree Constraints Plan.

The majority of higher-value trees and landscape features are located around the site boundaries and are retained within the development. In particular:

- TPO-protected tree group G54 is retained and protected;
- Mature boundary vegetation is largely preserved;
- Existing screening vegetation along site boundaries is maintained;
- New native planting and tree planting are incorporated throughout the landscape strategy.

Any vegetation loss is restricted largely to lower-quality Category C and Category U specimens and is mitigated through comprehensive replacement planting and biodiversity enhancement measures.

The proposals therefore demonstrate strong compliance with Policy DME1.

3.2.4 POLICY DME2 – LANDSCAPE AND TOWNSCAPE PROTECTION

Policy DME2 seeks to ensure development protects landscape character, reinforces local distinctiveness and integrates appropriately within its setting.

ASSESSMENT

Landscape considerations have been fundamental to the design process.

The LVIA concludes that whilst some localised landscape effects will occur, these are limited to the immediate site context and are mitigated through the retention of mature vegetation, sensitive siting of development and the introduction of new structural planting.

Importantly:

- Existing vegetation substantially screens the site from wider views;
- The development sits within an established residential context;
- Built form is set back from sensitive boundaries;
- New tree and hedgerow planting will strengthen landscape structure over time.

The proposals therefore preserve and reinforce local landscape character in accordance with DME2 and Key Statement EN2, which expects development to reflect local distinctiveness, vernacular style and building materials.

3.2.5 POLICY DME3 – SITE AND SPECIES PROTECTION AND CONSERVATION

Policy DME3 seeks to protect habitats, species and ecological networks and apply the mitigation hierarchy.

ASSESSMENT

A Preliminary Ecological Appraisal and Daytime Bat Survey have informed the design process. The proposals retain and enhance important ecological features including:

- Native hedgerows;
- Existing watercourse corridor;
- Mature trees and vegetation corridors.

The ecological strategy also includes:

- Bat and bird box installation;
- Sensitive lighting design;
- Habitat creation and strengthening of ecological connectivity.

The approach follows the mitigation hierarchy required by DMG1 and supports biodiversity enhancement objectives.

3.2.6 3.1.5 KEY STATEMENT DMI2 – TRANSPORT CONSIDERATIONS

Policy DMI2 seeks to reduce the need to travel and support sustainable transport opportunities.

ASSESSMENT

The site occupies a sustainable location on the edge of Langho with access to:

- Langho Railway Station
- Bus services along Whalley Road;
- Local schools;
- Community facilities;
- Shops and services;
- Existing Public Rights of Way.

The retention and enhancement of the PRoW improves walking connectivity whilst the site's proximity to public transport supports opportunities for sustainable travel.

The proposals are therefore consistent with the objectives of DMI2.

3.3 NATIONAL DESIGN GUIDE ASSESSMENT

The National Design Guide identifies ten characteristics of well-designed places. The proposals demonstrate strong alignment with these principles.

CONTEXT

The development has been informed by detailed analysis of site topography, vegetation, landscape setting, movement networks and surrounding residential character. The layout responds directly to these factors rather than applying a standard housing arrangement.

IDENTITY

The architectural approach draws upon local Ribble Valley vernacular through the use of traditional forms, buff stone materials, pitched roofs and rural detailing, creating a development that reinforces local identity.

BUILT FORM

The layout is compact whilst remaining sensitive to topography and landscape constraints. Plot positioning follows existing contours and creates a coherent settlement pattern integrated with surrounding development

MOVEMENT

The retention of dual access points and enhancement of the existing Public Right of Way improves connectivity and promotes active travel opportunities.

NATURE

Existing ecological assets are retained and enhanced through habitat protection, native planting, SuDS integration and biodiversity improvements

PUBLIC SPACES

Although a small-scale scheme, the proposals enhance the public realm through improvements to the PRoW corridor and high-quality landscape treatment along site frontages and boundaries.

USES

The development contributes to local housing supply within a sustainable village location and supports the vitality of Langho's existing services and facilities.

HOMES AND BUILDINGS

The dwellings are designed to provide generous internal accommodation, strong garden provision, good daylight access and high standards of residential amenity.

RESOURCES

The layout maximises opportunities for solar gain, incorporates SuDS infrastructure and minimises extensive engineering works by responding to existing topography

LIFESPAN

The proposals utilise durable materials, robust landscape structure and adaptable family housing capable of accommodating changing household needs over time

3.4 POLICY CONCLUSION

The proposals demonstrate strong compliance with the design objectives of the Ribble Valley Core Strategy, particularly Policies DMG1, DME1, DME2, DME3, DM12 and Key Statement EN2. The development responds positively to local character, landscape setting, ecological constraints and movement patterns whilst delivering a high-quality and sustainable residential environment.

Furthermore, the scheme aligns closely with the ten characteristics of the National Design Guide through its context-led design approach, retention of landscape features, enhancement of biodiversity, promotion of active travel and creation of a distinctive and locally responsive place

3.5 CONCLUSION

This DAS explains the design principles and concepts that have been applied to the development and how issues relating to access to and within the development have been dealt with.

The proposals have been designed with due regard to the technical assessments undertaken by the project team. The proposals represent a comprehensive and high-quality scheme undertaken in line with best practice guidance.

In summary, the proposed development represents a sustainable form of development which accords with national and local planning policy.

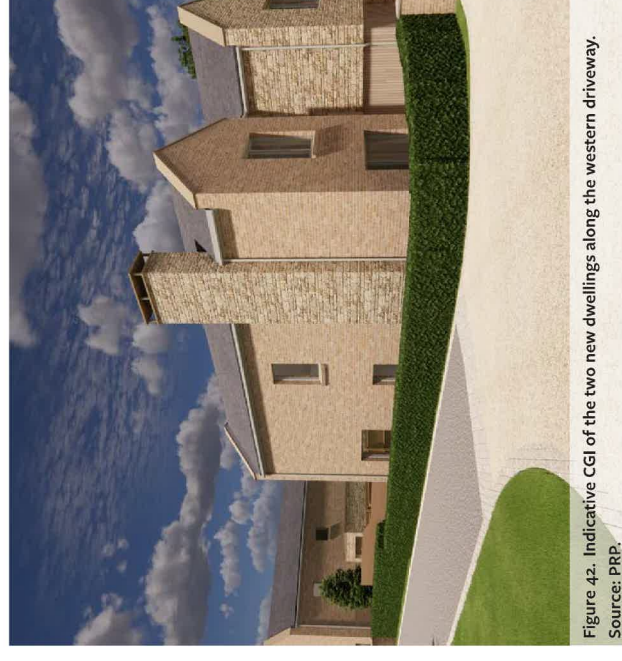


Figure 42. Indicative CGI of the two new dwellings along the western driveway.
Source: PRP.



Figure 43. Indicative CGI of the site from the southeast. Source: PRP.

Get in touch

Call our team
0161 312 3131
Or email us
hello@weareurbangreen.co.uk

Visit us
Ground Floor, The Tower
Deva City Office Park, Trinity Way
Manchester, M3 7BF

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