

THE NOOK, LANGHO

DESIGN AND ACCESS STATEMENT

June 2026

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

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PRP

QUALITY MANAGEMENT

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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 housetypes 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

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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.

1.3 THE SITE

The proposal site is approximately 0.54ha in size and is located immediately outside the settlement boundary of Langho, Ribble Valley. It currently comprises a residential garden associated with a property, the Nook.

Figure 02 overleaf illustrates:

- 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;

The site constitutes a logical infill site as it is surrounded by residential development on all sides.

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.

KEY

OWNERSHIP BOUNDARY

DEVELOPMENT BOUNDARY

EXISTING SITE ACCESS

PUBLIC RIGHT OF WAY

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PHOTO REFERENCES (OVERLEAF)

The map illustrates the site layout with the following features:

- Ownership Boundary:** A blue line enclosing a large area, including the site and surrounding land.
- Development Boundary:** A red line enclosing the specific application site.
- Roads:** Snodworth Road runs vertically on the left, and York Lane runs horizontally at the top.
- Public Right of Way:** A path labeled 'Path (um) Public Right of Way' runs along the northern boundary of the site.
- Numbered Photo Reference Points:** Seven blue arrows with numbers 1 through 7 indicate specific locations for photo references. Point 1 is near 'The Nook', point 2 is near 'Dove Cottage', point 3 is near 'Nip Nook', point 4 is near 'Yorkfield', point 5 is near 'Hyburn', point 6 is near 'York Lane', and point 7 is near 'Snodworth Road'.
- Other Labels:** 'The Nook' is labeled near the center, and 'Yorkfield' is labeled near the top right.

Figure 02. Site features plan.

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Design and Access Statement – Snodworth Road, Langho



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



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 05. Image 3: Snodworth Road access.



Figure 06. Image 4: York Lane access.



Figure 09. Image 7: View towards the south.

1.4 LOCAL CONTEXT

The site is considered to be in a sustainable loction 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 (LA|0306|022) 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



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.

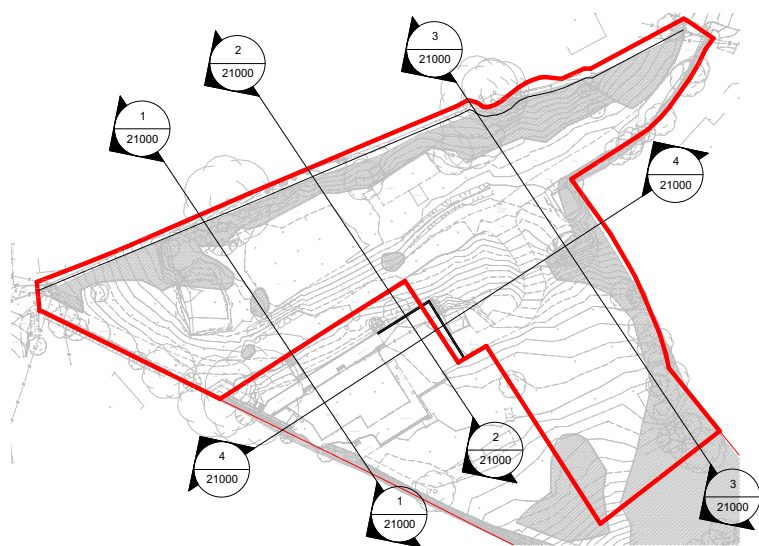
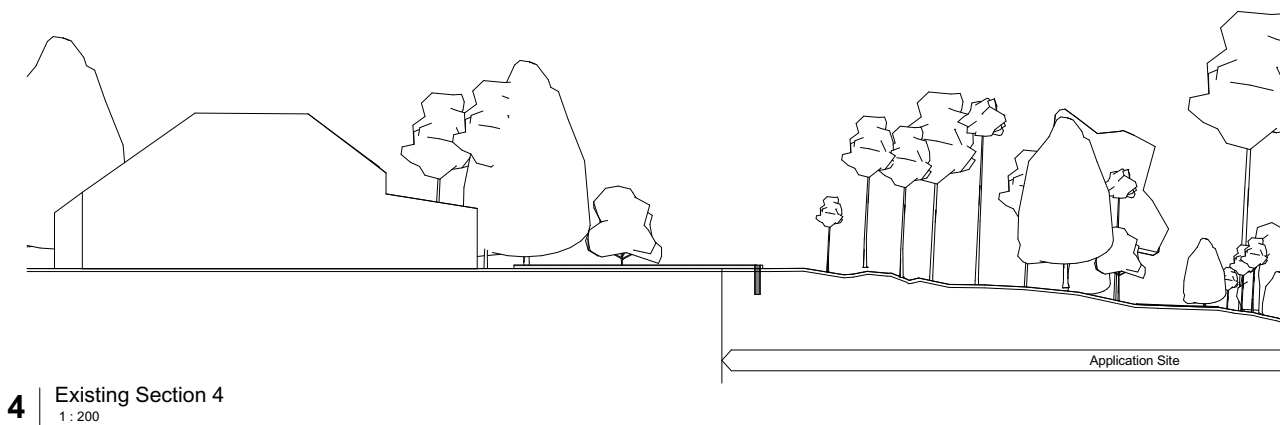
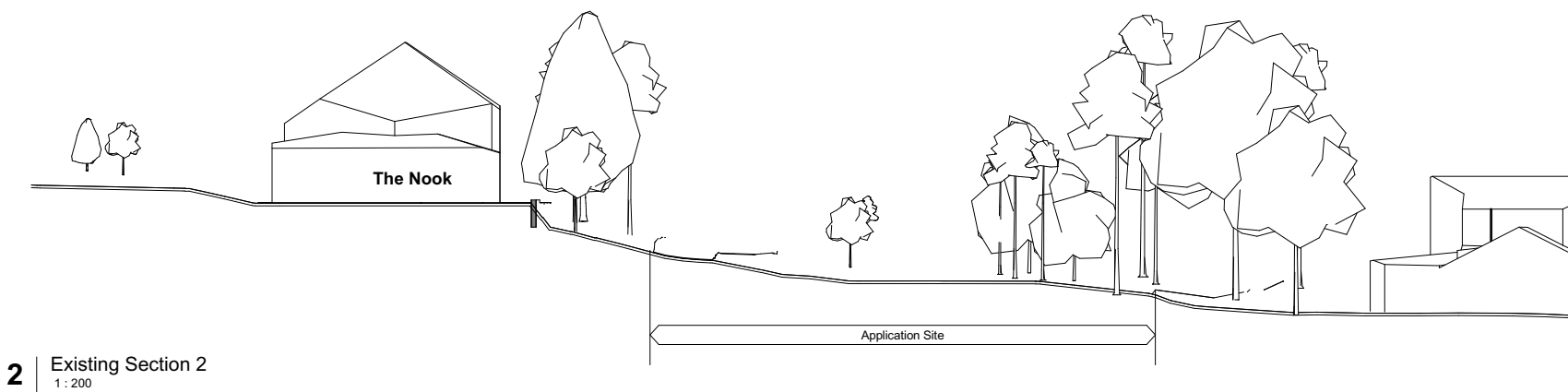
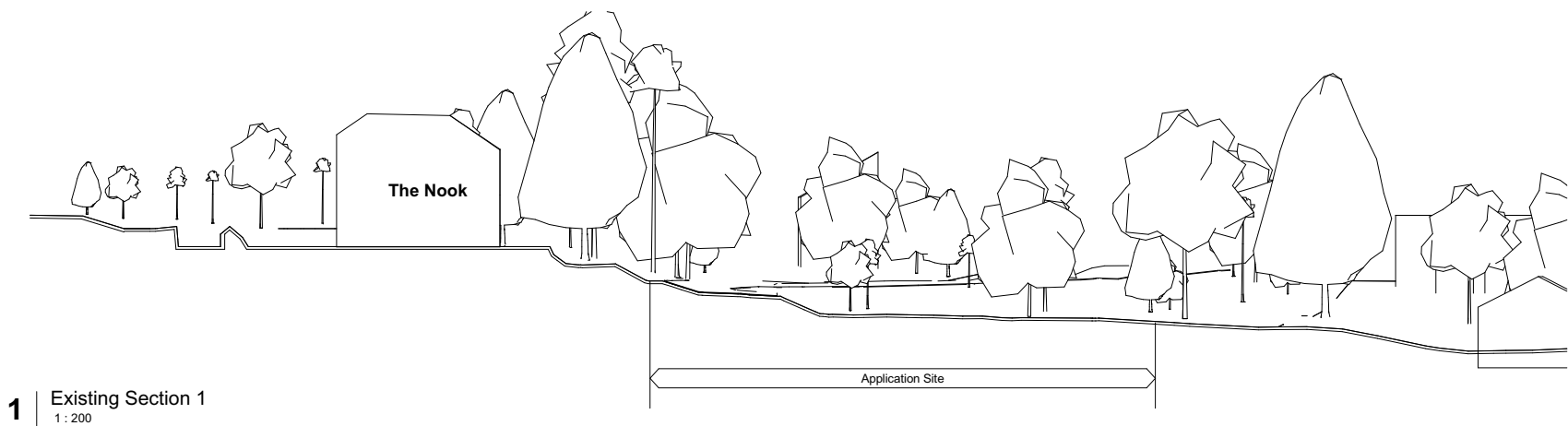
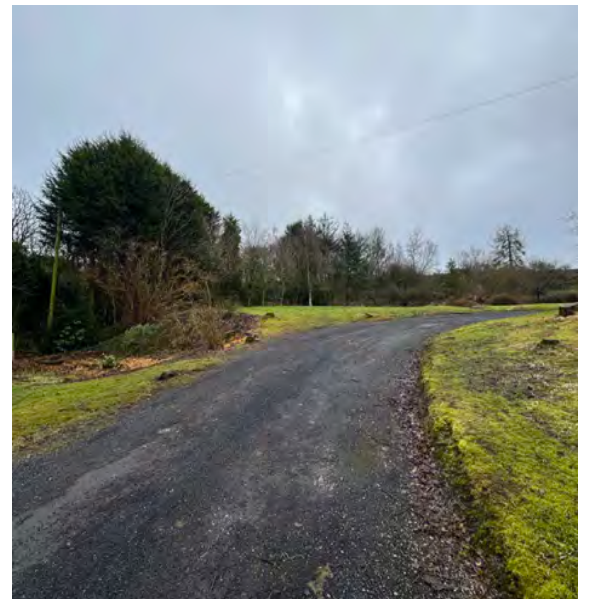


Figure 12. Site Section reference plan (overleaf)





1.8 ARBORICULTURE

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

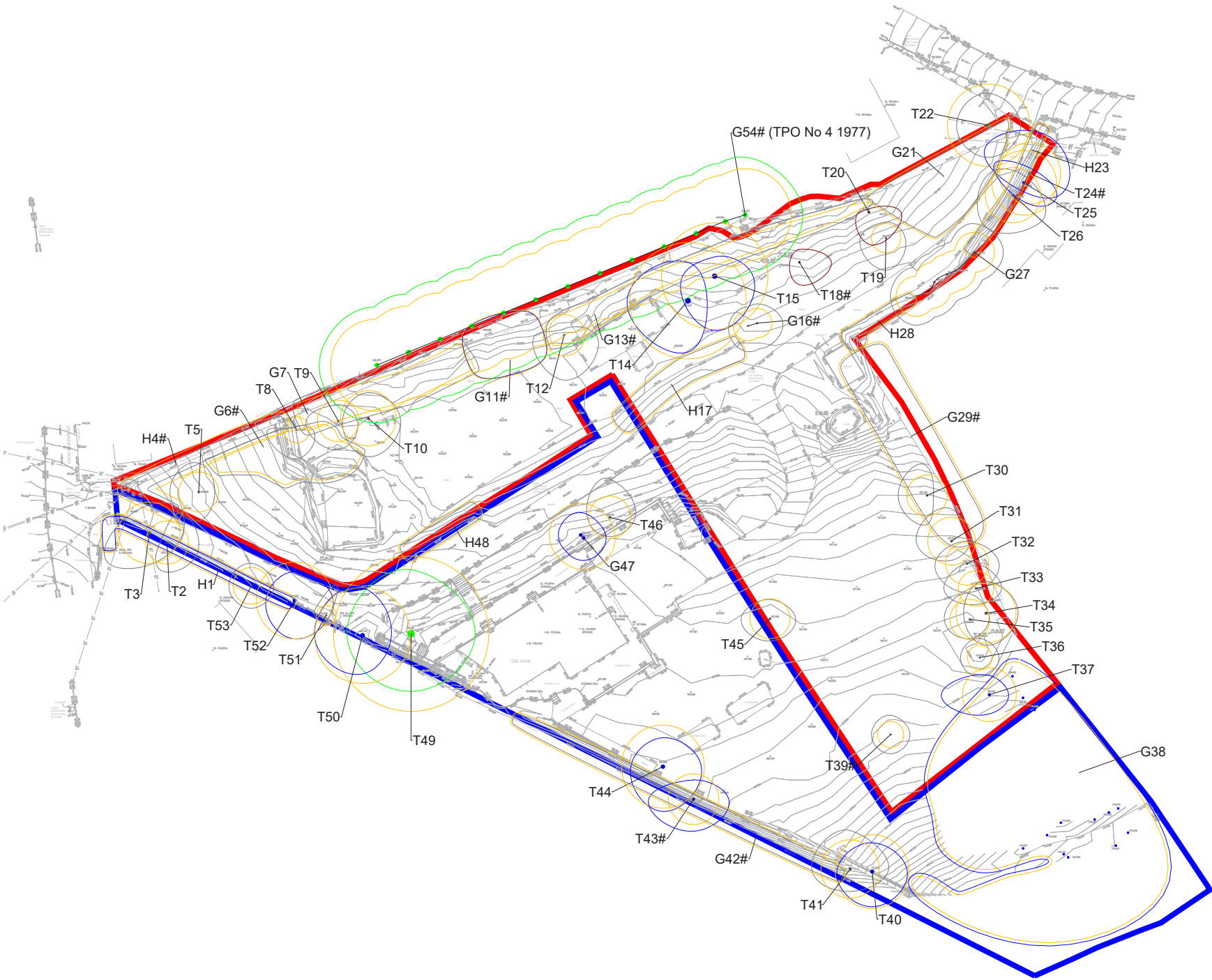
The tree cover is comprised predominantly of low-quality ornamental planting, with some moderate-quality ornamental planting, apart from T49 and G54 which are of higher quality. The trees, tree groups, and hedgerows concentrated to the site boundaries are visually important in terms of their contribution 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.

KEY

	BS 5837: 2012 Retention Category A Tree, Group or Hedge
	BS 5837: 2012 Retention Category B Tree, Group or Hedge
	BS 5837: 2012 Retention Category C Tree, Group or Hedge
	BS 5837: 2012 Category U Tree, Group or Hedge
	Root Protection Area (RPA)
	Position Estimated on Site
	Redline Site Boundary
	Site Ownership Boundary



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 brash 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.

KEY

	SITE BOUNDARY
	OWNERSHIP BOUNDARY
	SETTLEMENT BOUNDARY
	GREEN BELT
	EXISTING GREEN SPACE



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 housetypes are detached with some semi-detached units interpresed among these. Buff stone with stone quoinings 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.

KEY

	SITE BOUNDARY		BLUE INFRASTRUCTURE
	OWNERSHIP BOUNDARY		SURFACE WATER RUNOFF
	CONTOUR HEIGHT		PUBLIC RIGHT OF WAY
	SLOPE DIRECTION		SNODWORTH RD ACCESS (RETAINED)
	TREE COVER		YORK LANE ACCESS (TO BE ENHANCED)



Figure 22. Opportunities and constraints plan.