

CHAPTER 03

POLICY COMPLIANCE AND CONCLUSION

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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 DMI2 – 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, DMI2 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.

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