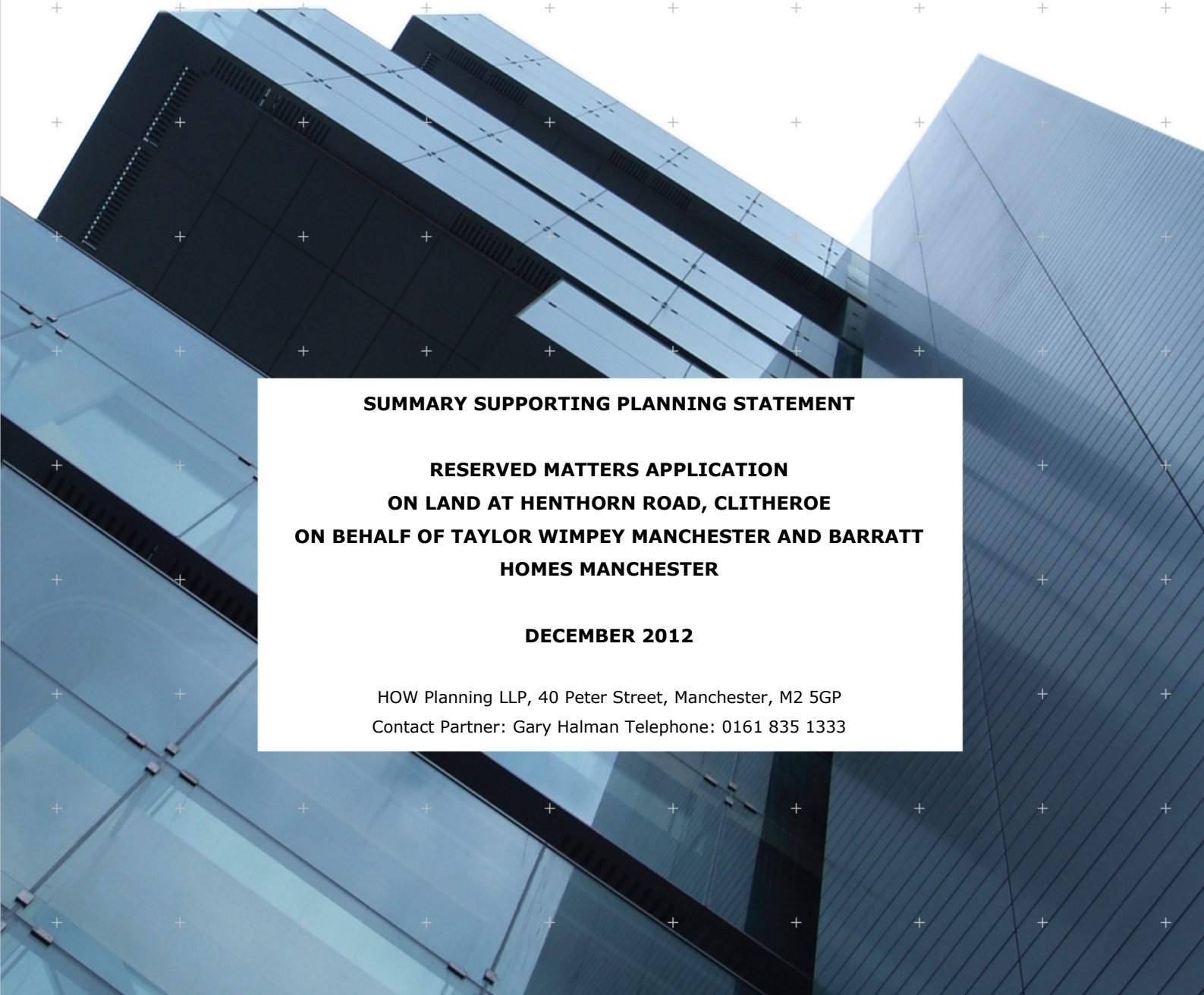
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Planning and Environmental Advisers



SUMMARY SUPPORTING PLANNING STATEMENT

RESERVED MATTERS APPLICATION
ON LAND AT HENTHORN ROAD, CLITHEROE
ON BEHALF OF TAYLOR WIMPEY MANCHESTER AND BARRATT HOMES MANCHESTER

DECEMBER 2012

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Appendix 4: Ribble Valley Borough Council Formal Screening Opinion (dated 5 December 2012)

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1. INTRODUCTION

1.1 This Summary Supporting Planning Statement is submitted on behalf of Taylor Wimpey Manchester and Barratt Homes Manchester (the Applicants) in support of their Reserved Matters application for residential development on land at Henthorn Road, Clitheroe (the Site).

1.2 The Site's location is shown edged red on the Location Plan (Drawing Reference: TW-HR-LP-01) submitted with the application and enclosed at **Appendix 1**.

1.3 The application is submitted pursuant to the Outline Planning Approval of 26 March 2012 (Appeal Ref: APP/T2350/A/11/2161186).

1.4 The description of development approved by the outline planning permission allows for up to 270 residential dwellings, a doctors surgery, landscape, open space, highways and associated works.

1.5 The Applicants are high quality residential developers with significant experience across the country in bringing forward developments of this scale. The implementation of the scheme in Clitheroe will create many opportunities for the local community. The development will create direct and indirect opportunities for job creation. In particular it is estimated that it will create in the region of 143 full time construction jobs per year over a likely 5 year construction period.

1.6 There will be various community benefits provided by the development. The application will allow the delivery of 81 affordable homes, a Community Park, significant areas of open space, 2 children's play areas, a new bus stop, the provision of pedestrian/cycle link through the development to the surrounding area and land provided for a new Primary Care Trust (PCT) Facility.

1.7 The development will also enable a number of off-site highways improvements including the introduction of traffic calming on Henthorn Road between Edisford Road and the site with the inclusion of 20mph signs and improved pedestrian access at the roundabout between Garnett Road and Lancaster Drive.

1.8 The following contributions are also required by the S106 agreement attached to the outline planning permission. These are listed in Table 1 below.

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Table 1: Section 106 Contributions

Heads of Terms	Implementation Timescale
Bus Provision Contribution – approximately £325,000 for the provision of enhanced local bus services to extend to a new bus stop within the development.	For a period of five years from the date of the first occupation of the 51st residential unit.
Bus Stop Contribution – the sum of £250 as a contribution towards the costs of providing a temporary additional bus stop at the Henthorn Road in the vicinity of the development.	Between the date of the first occupation of the 1st residential unit and the date of first occupation of the 51st residential unit.
Cycle Rack Contribution – the sum of £1,000 as a contribution towards the County Council's costs of providing a parking stand to accommodate four bicycles in Clitheroe Town Centre.	Prior to first occupation of the 1st residential unit.
Education Contribution – the sum of £1,369,798 as a contribution towards the costs of the provision of 95 additional primary school places and the provision of 30 additional secondary school places to serve the development.	Not to occupy nor permit the occupation of the 101st residential unit until 34% of the Education Contribution has been paid. Not to occupy nor permit the occupation of the 176th residential unit until a further 33% of the Education Contribution has been paid. Not to occupy nor permit the occupation of the 251st residential unit until the balance of the Education Contribution has been paid.
PCT Contribution – the sum of £156,250 as a contribution towards the costs of constructing the PCT Facility.	On the date of the transfer of the land for the PCT Facility.
RTRO Contribution – the sum of £1,500 as a contribution towards the costs of the County Council incurred in connection with public consultation and advertising in respect of Woone Lane RTRO.	Prior to the commencement of Development.
Travel Plan Contribution – the sum of £18,000 as a contribution towards the costs of the County Council incurred in	Prior to the first occupation of the 1st residential unit.

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monitoring a travel plan to be implemented in respect of the Development.	

1.9 The Reserved Matters application seeks approval for the remaining matters not previously considered at the outline application stage, namely; layout, scale, appearance and landscaping.

Purpose

1.10 The purpose of this Statement is to set out the application proposals, the applications' compliance with the outline planning permission and to seek discharge of the conditions required by the Reserved Matters application and other appropriate pre-commencement conditions where technical work has been undertaken.

1.11 Detailed research and investigations have been carried out by a professional team of consultants on behalf of the Applicants. In this respect the application is therefore accompanied by various supporting documents to aid the Local Planning Authority's determination of the application and subsequent discharge of conditions. The extent of the supporting information and scope of these documents is in accordance with the requirements of the conditions attached to the outline planning permission. The Applicants agreed the submission material with the Council prior to the submission of the application.

1.12 Ribble Valley Borough Council screened the outline planning application (dated 20 July 2010), which confirmed that the development did not warrant Environmental Impact Assessment (EIA) development. The Applicants have since submitted a formal EIA Screening Request in relation to this Reserved Matters application (dated 7 November 2012) and Ribble Valley Borough Council have provided their formal Screening Opinion (dated 5 December 2012) (please see **Appendix 4**). This confirms that Ribble Valley Borough Council do not consider that the proposal as covered by this Reserved Matters application requires an EIA.

2. SITE CONTEXT

2.1 This chapter briefly describes the Site's location, physical characteristics and surroundings. Further details on the Site and its setting are contained in the Design Justification Statement which contains a full analysis.

Location

2.2 Clitheroe is the largest settlement within the Ribble Valley Borough. Clitheroe is located approximately 12 kilometres North West of Burnley, 15 kilometres North West of Blackburn, 25 kilometres North East of Preston and 44 kilometres East of Blackpool.

2.3 Clitheroe lies adjacent to the A59 with direct links to the M65 motorway, located approximately 12 kilometres to the south and to the M6 motorway, which is approximately 20 kilometres to the south east. The application site is situated at the south western edge of the settlement of Clitheroe and extends to approximately 15.7 hectares.

Site Description

2.4 The Site lies to the north west of Henthorn Road with the rear gardens of properties fronting Fairfield Drive abutting the north eastern boundary. To the south west agricultural and woodland land uses predominate within which Siddows Hall and Farm are located. To the south along Henthorn Road there is a waste recycling facility approximately 1 kilometre in addition to former industrial works, sewage works and a landfill site.

2.5 Boarding the Site to the west and north west there are a number of recreational uses associated with the River Ribble. These include the Clitheroe Caravan and Camping Club Site, the Ribble Valley Way long distance trail, a children's play area, car parking, recreational facilities including a sports centre and playing fields, a miniature railway and a golf course.

2.6 The Site itself is roughly 'L' shaped and is currently in use for agricultural purposes; namely for grazing cows. Within it there are three internal hedgerow

field boundaries, a small number of hedgerow boundary trees and a small watercourse that emerges from a culvert in to a small valley. Its topography varies rising gently away from Henthorn Road with the western field descending towards the River Ribble.

3. THE RESERVED MATTERS APPLICATION PROPOSALS

3.1 In accordance with the outline planning permission, this comprehensive Reserved Matters application seeks approval to the layout, scale, appearance and landscaping of 270 new dwellings, open space and a community park. This is in accordance with Condition 8 attached to the outline planning permission, which states:

"The submission of reserved matters in respect of layout, scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Development Framework Plan 4370-P-01 Rev-G, Design and Access Statement 4370/DAS Rev-C and the Illustrative Masterplan 4370-P-02-Rev-I."

3.2 This Statement also seeks the formal discharge of several conditions attached to the outline planning permission. These conditions are addressed in more detail within Chapter 4 of this Statement.

Parameters of the Proposed Development for which Permission is sought

3.3 In accordance with circular 02/2006: Guidance on Changes to the Development Control System, the following headings set out the parameters of the proposed development for which permission is sought.

Use and Amount

3.4 The application proposed is submitted as a Reserved Matters application. This therefore means that the principle of the proposed uses has already been approved and is therefore not for determination.

3.5 The description of development as listed on the Outline Decision Notice is for up to 270 residential dwellings, a doctor's surgery, landscape, open space, highways and associated works. It is on this basis that this Reserved Matters application promotes 270 new dwellings, landscaping, 6.24 hectares of open space, a local equipped area of play (LEAP), a neighbourhood equipped area of play (NEAP) and

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a Community Park measuring 4.24 hectares. This therefore fully accounts with the use and amount already approved.

Layout

3.6 The application seeks permission for the layout as illustrated on the Proposed Site Plan (Drawing Reference: TW-HR-SL-01) enclosed at **Appendix 2** and the landscaping details illustrated on the Landscape Structure Plans 1, 2 and 3 (Drawing References: 4271.04D, 4271.05C and 4271.06C) enclosed at **Appendix 3**. The overall density of development as promoted is approximately 30.65 dwellings per hectare.

Scale Parameters

3.7 The application seeks permission for 270 new dwellings including 1 storey bungalows, and properties consisting of 2 and 2.5 storeys in height. The Masterplan promotes a number of different property types; details of which are included within the submitted plans. The exact length and width of each building are also detailed within the suite of submitted plans.

Access

3.8 Approval for the detailed means of access on to Henthorn Road was obtained under the outline planning permission. No change to this access is sought and therefore no further consideration is required to this access by the Local Planning Authority.

Compliance of the Reserved Matters Application with the Outline Planning Permission

3.9 As required with Condition 8 attached to the outline planning permission, this Reserved Matters Application is submitted in substantial accordance with the Development Framework Plan 4370-P-01 Rev-G, Design and Access Statement 4370/DAS Rev-C and the Illustrative Masterplan 4370-P-02-Rev-I.

Development Framework Plan (4370-P-01 Rev-G)

3.10 The layout of the proposals as shown on the submitted Site Plan (Drawing Reference: TW-HR-SL-01) enclosed at **Appendix 2**, is in complete conformity with the Development Framework Plan (4370-P-01 Rev G). This demonstrates that the location of the proposed residential development, the Community Park, main road layout, pedestrian/cycle linkages, play areas and Sustainable Drainage System (SuDS) proposals all comply with those shown indicatively on the Development Framework Plan.

3.11 The Development Framework Plan also illustrates the site boundary for the outline application. The Reserved Matters application boundary is shown on the Location Plan (Drawing Reference: TW-HR-LP-01) submitted with the application and enclosed at **Appendix 1**. The only difference between these boundaries relates to the area of land to the north of the approved access off Henthorn Road, which was included within the outline application, but has been excluded from this Reserved Matters application. In line with the outline approval, this land has been provided by the Applicants for a new PCT Facility; the details of which are not sought for approval as part of this Reserved Matters Application.

3.12 Having been the subject of detailed design, the proposals now also demonstrate an overall residential development area of 8.81 hectares, compared to the proposed residential area of 8.27 hectares as shown on the Development Framework Plan. This has also resulted in an overall density of approximately 30.65 dwellings per hectare. This is slightly less than that proposed within the Development Framework Plan (32.6 dwellings per hectare), and is due to the sensitive approach taken by the Applicants' to the application site and its features.

3.13 The application also proposes Public Open Space amounting to a total of 6.24 hectares. This is slightly less than the 7.33 hectares shown on the approved Development Framework Plan, but is due to the detailed design and evolution of the proposals and the removal of an area of SuDS in the southern-most part of the site.

3.14 Notwithstanding the above, the Reserved Matters proposals submitted are in substantial accordance with the Development Framework Plan as required by Condition 8 attached to the outline approval.

Design and Access Statement (4370/DAS Rev-C)

3.15 The Design and Access Statement which was approved as part of the outline application put forward a clear vision for the development. This included the following:

- *"Up to 270 new dwellings;*
- *A Community Park, open space and informal recreational areas;*
- *Reinstated watercourse within a retained green valley through the heart of the development;*
- *Children's play;*
- *New footpath and cycle links between existing residential and recreation areas;*
- *Enhanced connections to the wider public footpath network; and,*
- *Wildlife and ecological enhancements."*

3.16 As shown on the submitted Site Plan (Drawing Reference: TW-HR-SL-01) enclosed at **Appendix 2** and explained within the submitted Design and Access Statement prepared by Baldwin Design Consultancy Ltd, the Reserved Matters proposals are brought forward in accordance with this vision.

3.17 In terms of the particulars of the scheme itself, as noted above, the exact development areas sought as part of this Reserved Matters application differ slightly from those included within the Development Framework Plan and the Design and Access Statement submitted with the outline application. Despite these small discrepancies, the proposal remains in substantial accordance with these development areas, as required by Condition 8 of the outline approval.

3.18 The detailed layout of the site has also been designed to ensure substantial accordance with the principles included with the Design and Access Statement, particularly in relation to the proposed development blocks, corner plot arrangements and landmark features within the residential area. The Design and Access Statement conditioned as part of the outline approval also provided detailed principles in relation to the proposed street hierarchy, and certain character areas of the application site including the following:

- Gateway Valley Frontage: located at the southern boundary of the site, which overlooks an area of public open space with fields beyond, which should provide a new sense of place and point of arrival;
- The Green Edge: located at the interface between the proposed residential properties and the new Community Park, which forms a transitional edge between the two;
- The Lanes: which relate to the lower density streets located within the peripheries of the development; and,
- Shared Spaces and Courtyards: which are small arrangements of courtyards, created by clusters of dwellings and that form the main streets of the development.

3.19 The Reserved Matters proposals have been designed to ensure substantial accordance with these principles and proposed character areas. Further details in relation to these character areas can be found within the Design and Access Statement prepared by Baldwin Design Consultancy Ltd and submitted with this application. The Statement also explains the importance of including such areas in order to provide a sense of place and defined areas of public realm.

3.20 In terms of landscaping, the proposals have evolved from the principles included within the conditioned Design and Access Statement, and are also discussed in further detail within the submitted Design and Access Statement prepared by Baldwin Design Consultancy Ltd. In particular, the proposed development aims to knit into the existing landscape features in order to allow their retention within the proposed public open space and green corridor linkages. This will also allow the successful future maintenance of the existing and proposed landscape features.

3.21 The detailed landscaping proposals are also illustrated on the Landscape Structure Plans 1, 2 and 3 (Drawing References: 4271.04D, 4271.05C and 4271.06C) enclosed at **Appendix 3**.

3.22 The conditioned Design and Access Statement also provides details in relation to the guiding rationale for the appearance of the development. In particular, this requires an analysis of the surrounding street character, built form and materials to ensure that the new development connects with the local area, potentially by

utilising a commonality of building materials, the use of colour and boundary details.

3.23 In order to achieve this, the Reserved Matters proposals have referenced surrounding vernacular within its design, incorporating architectural details, materials and the scale of building that will knit the scheme into the surrounding built environment and which draw upon local distinctiveness and character. A variation of building materials are also proposed, particularly in relation to key meeting points and road junctions throughout the development as required by the outline Design and Access Statement.

3.24 Further information in relation to the appearance of the proposed dwellings, the materials used and the boundary treatment details are included within the submitted Design and Access Statement, Boundary Treatment information (Drawing References: TW-HR-BT-01 and TW-HR-BTP-01), Materials Distribution Plan (Drawing Reference: TW-HR-SL-04), and proposed house type details.

3.25 As demonstrated above (and within all the submitted information), the Reserved Matters proposals are therefore in substantial accordance with the Development Framework Plan as required by Condition 8 attached to the outline approval.

Illustrative Masterplan (4370-P-02-Rev-I)

3.26 The layout of the proposals as shown on the submitted Site Plan (Drawing Reference: TW-HR-SL-01) enclosed as Appendix 2, is in complete conformity with the Illustrative Masterplan (4370-P-02-Rev-I). This demonstrates that the location of the proposed residential development, the Community Park, children's play areas and SuDS proposals all comply with those shown indicatively on the Illustrative Masterplan.

3.27 Due to the detailed design which has taken place, the exact details of the road layout and pedestrian and cycle links within the development differs slightly to that which is shown on the Illustrative Masterplan approved at the outline stage. This has however been subject to detailed discussion with Ribble Valley Borough Council, and has been designed to allow clear navigation within the development. The main loop proposed will allow large vehicles to penetrate the site and easily navigate through it, and the secondary loop proposed has been employed to allow

a further permeable road pattern. Lanes have also been incorporated to provide a slow moving rural type access to the proposed dwellings. Pedestrians also have clearly defined routes throughout the scheme which take into consideration desire lines between key destinations and sate routes which will be overlooked by the proposed dwellings.

3.28 The Illustrative Masterplan also showed the proposed PCT Facility centrally within the development site, but the Reserved Matters proposals have altered this to be instead located at the south eastern boundary of the site, along the frontage with Henthorn Road. As noted previously, the exact details of this facility are not sought within this Reserved Matters application, and will be subject to a future application. However, in line with the provisions of the outline approval, the Applicants have provided this area of land along the frontage of Henthorn Road to allow the future development of this facility.

3.29 This alternative site provides a more prominent location for a PCT facility, and will allow for increased integration with the existing surrounding built development. The relocation of this area of land has also been both the subject of discussion with Ribble Valley Borough Council and community consultation; whereby no objections to this alteration have been received.

4. DISCHARGE OF CONDITIONS

4.1 In addition to the Reserved Matters application proposals, this Statement also seeks the formal discharge of several conditions attached to the outline planning permission.

4.2 The outline planning permission largely requires the majority of technical matters to be agreed with the Local Planning Authority through compliance with a number of conditions prior to commencement of the development. The following conditions relate to the submission of the Reserved Matters application and compliance with these is sought. In preparing the Reserved Matters submission the Applicant is also in a position to provide the necessary material to discharge a number of other technical conditions as listed within Table 2 below.

Table 2: List of Conditions for which formal Discharge is sought

Condition No.	Condition Description	Information Submitted
2	No development shall begin on any phase of development (as approved under Condition 9) until detailed plans indicating the design and external appearance of the buildings, landscape and boundary treatment, parking and manoeuvring arrangements of vehicles, including a contoured site plan showing existing features, the proposed slab floor level and road level (called the Reserved Matters) for that phase of development has been submitted to an approved in writing by the Local Planning Authority. The development of each phase shall be implemented in accordance with the approved details.	Please refer to all submitted drawings, including the Site Layout (Ref: TW-HR-SL-01).
3	No development shall begin until a scheme identifying how a minimum of 10% of the energy requirements generated by the development will be achieved by a renewable energy production methods has been submitted to and approved in writing by the Local Planning Authority. The scheme shall then be provided in accordance with the approved details prior to occupation of the development and thereafter retained.	Please refer to Sustainability Statement (2012/103/009a).

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Condition No.	Condition Description	Information Submitted
6	Development shall not commence on any phase approved under Condition 9 of this permission until that phase has been subject to a detailed scheme for investigation and recording of contamination of the land and risks to the development, its future uses and surrounding environment. A detailed written report on the findings including proposals and a programme for the remediation of any contaminated areas and protective measures to be incorporated in to the buildings shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include proposals for the disposal of surface water during remediation. The remediation works shall be carried out and a validation report shall be submitted to and approved in writing by the Local Planning Authority in accordance with the approved proposals and programme. If during the course of the development further evidence of any type relating to other contamination is revealed, work at the location will cease until such contamination is investigated and remediation measures, approved in writing by the Local Planning Authority have been implemented.	Please refer to Remediation Statement prepared by Betts Associates (October 2012).
7	Any application for the approval of Reserved Matters that includes development of residential properties adjoining the shared northern site boundary with the kennel/cattery shall include specific measures for the provision of a suitable noise barrier along the shared boundary. The measures so submitted and approved in writing by the Local Planning Authority shall be implemented in accordance with the approved measures prior to the commencement of a residential development in that phase.	Please refer to Noise Assessment prepared by Wardell Armstrong (November 2012).
8	The submission of Reserved Matters in respect of layout, scale, appearance and landscaping and implementation of development shall be carried out in substantial accordance with the Development Framework Plan ref: 4370-P-01 Rev-G, Design and	Please refer to all submitted plans and Design and Access Statement.

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Condition No.	Condition Description	Information Submitted
	Access Statement 4370/DAF Rev-C and the Illustrative Masterplan ref: 4370-P-02-Rev 1.	
9	The Reserved Matters application(s) shall include details of phasing of development across the whole development site. The phasing scheme shall include the following matters: a) A plan demarcating the development phases; b) Details of the number of development plots for both market and affordable housing units; and c) A programme of delivery of development phases. All Reserved Matters applications and consequent development shall be made in accordance with the improved phasing scheme for any subsequent submitted and approved amendments to the scheme.	Please refer to Phasing Plan (Ref: TW-HR-PP-01).
12	No development shall begin until the scheme for the construction of the pedestrian/cycle links through the site between Henthorn Road and the caravan track including a bollard or similar barrier arrangements on the link of this junction with the caravan track has been submitted to approved in writing by the Local Planning Authority in consultation with the Highways Authority. The scheme so approved shall be implemented in accordance with the approved phasing details submitted under Condition 9 prior to the first occupation of the tenth dwelling unit on the site.	Please refer to the Site Layout (Ref: TW-HR-SL-01).
14	No site clearance, site preparation or development work shall take place within seven metres of the river edge unless an Otters (lutra lutra) Survey for the presence of otters has been carried out. The Survey, together with proposals for mitigation/compensation (if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of otters shall thereafter	Please refer to Protected Species Report prepared by FPCR (October 2012).

Condition No.	Condition Description	Information Submitted
	be implemented in full.	
15	No site clearance, site preparation or development work shall take place within seven metres of the river edge unless a Water Vole (arvicola terrestris) Survey has been carried out in advance. The report of the Survey (together with a scheme for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of water voles shall thereafter be implemented in full.	Please refer to Protected Species Report prepared by FPCR (October 2012).
16	No development shall take place for any works affecting a watercourse before a Survey for White Clawed Crayfish has been undertaken. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of White Clawed Crayfish shall thereafter be implemented in full.	Please refer to Protected Species Report prepared by FPCR (October 2012).
17	No development shall take place until a Repeat Survey for the presence of Badgers has been undertaken. The report of the survey (together with proposals for mitigation/compensation, if required) shall be submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. Any necessary and approved measures for the protection of badgers shall thereafter be implemented in full.	Please refer to Protected Species Report prepared by FPCR (October 2012).
20	No site clearance, site preparation or development shall take place until a habitat Creation/Enhancement and Management Plan and programme has been submitted to and approved in writing by the Local Planning Authority in consultation with specialist advisors. The Plan shall include (but not be limited to)	Please refer to Habitat Creation and Management Plan prepared by FPCR (October 2012).

Condition No.	Condition Description	Information Submitted
	further details and measures for: the maintenance and enhancement of retained hedgerows; compensation for hedgerow losses; retention and enhancement of species [rich]/neutral grassland (and measures for mitigation/compensation, if retention in situ is not possible); enhancement of the stream and associated habitat; naked scrub and tree planting; maintenance and enhancement of part of the River Ribble BHS. The approved Management Plan shall be implemented in full in accordance with the approved programme.	
21	No development shall begin until a detailed Method Statement for the removal of treatment and control of Himalayan Balsam on site has been submitted to and approved in writing by the Local Planning Authority. The Method shall include details of proposed working methods to be adopted to prevent the speed of the species during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds/root/stem of any invasive plant covered within the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved Method Statement.	Please refer to Habitat Creation and Management Plan prepared by FPCR (October 2012).
24	No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) The parking of vehicles for site operatives and visitors; ii) Loading and unloading of plant and materials; iii) Storage of plant and materials used in constructing the development; iv) The erection and maintenance of security hoarding including decorative displays and	Please refer to submitted Construction Method Statement.

Condition No.	Condition Description	Information Submitted
	facilities for public viewing, where appropriate. v) Wheel washing facilities; vi) Measures to control the omission of dust and dirt during construction; vii) A scheme for recycling/disposing of waste resulting from construction work.	
28	The Reserved Matters application(s) shall include details of the provision of a bus stop to the Lancashire County Council bus stop quality standard within the Site in accordance with such details that have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The bus stop shall be implemented in accordance with the approved details and be capable of being brought in to use by a public bus service operator prior to occupation of the 51st dwelling on the site.	Please refer to submitted Bus Stop Details.

5. SUMMARY AND CONCLUSION

5.1 The Chapter draws together the information addressed in the previous sections of this Statement.

5.2 The Applicants seek to create a high quality, sustainable residential led mixed-use development. The application promotes a comprehensive development in pursuant to the existing outline permission for 270 new homes, open space, children's play areas and a Community Park.

5.3 The scheme presents a number of benefits to the local area including the delivery of 81 affordable homes, a new bus stop, the provision of pedestrian/cycle link through the development to the surrounding area and land provided for a new PCT Facility.

5.4 The development will also enable a number of off-site highways improvements including the introduction of traffic calming on Henthorn Road between Edisford Road and the site with the inclusion of 20mph signs and improved pedestrian access at the roundabout between Garnett Road and Lancaster Drive, in addition to a number of S106 contributions.

5.5 The scheme has been carefully masterplanned to a high standard and provides all key elements to ensure the creation of a sustainable community. This is promoted through a variety of residential accommodation including different tenures, children's play facilities and extensive areas of open space including the delivery of a new Community Park.

5.6 The Reserved Matters application is brought forward in line with the description of development set out in the outline planning permission and full information required to seek formal discharge of the identified relevant conditions.

5.7 Overall, the application is supported by an extensive suite of information following thorough investigation of numerous design and technical matters to enable the Local Planning Authority's swift determination of the application and discharge of Conditions, thus enabling commencement of development on the site at the earliest opportunity.

5.8 The submission of this reserved matters application demonstrates the clear intent by these two national house builders to deliver greater housing choice in Clitheroe in the immediate term. The decision to discharge pre-commencement conditions in parallel with the submission of reserved matters is driven by the desire to commence development promptly.

5.9 On this basis, the Applicants respectfully request that the Authority approve the application.

HOW Planning LLP

December 2012

This report has been prepared by HOW Planning LLP, with all reasonable skill, care and diligence. The scope of this report is subject to specific agreement and has been prepared solely for the benefit of our Client and should not be relied upon by any other party. Any third parties that use this information do so at their own risk. HOW Planning LLP accepts no responsibility for information contained within this report that has been independently produced or verified.

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Appendix 1:

Site Location Plan (Drawing Reference: TW-HR-LP-01)

Baldwin Design
Consultancy Ltd

Revision:

Project Title:
Residential Redevelopment

Address:
Henthorn Road,
Clitheroe

Drawing:
Location Plan

Drawing No:
TW/HR/LP/01

Drawn: JL
Date: Date: 01/11/12

Scale: 1:1250
Paper Size: A1

Town Farm, 17 Orford Close, Golborne, Warrington, Cheshire, WA3 3WP Tel: 01942 719513 e-mail: graham.baldwin@tiscali.co.uk

Appendix 2:

Site Layout (Drawing Reference: TW-HR-SL-01)

Henthorn Road, Clitheroe

Existing recreational sports pitches

All hedges to be trimmed and reduced in accordance with a managed plan, refer to landscape plan for clarification

Area designated for children's play area

450mm high timber knee rail fencing to run along edge of road to form boundary of Public Open Space

New 2 metre footpath to link with existing caravan club track

15 metre build stand off to proposed pumping station

FOUL WATER PUMPING STATION

Existing Residential Development

Area designated for community park

New footpath to connect with community park

Existing ditch to be culverted under new road-refer to ecological mitigation statement and landscape layout

Proposed sub station with perimeter landscaping

Valley to be regraded, Refer to Engineers drawings for detailed design

Bus stop with raised kerb, Refer to Engineers drawings for detailed design

6 metre wide loop road with a minimum 10 metre inside radius to accommodate bus movement

Proposed attenuation basin and pond-refer to engineers layout

Proposed attenuation basin and pond-refer to engineers layout

Area designated for PCT Doctors Surgery and to have a min 0.064 hectares set aside

New road alignment taken from Henthorn Road into the proposed development, New junction to be formed to allow continuation of Henthorn Road, Refer to Engineers detailed design

Ponds

Ponds

Drain

Drain

Henthorn Farm

Henthorn Farm Cottage

The Old Dairy

Peel House

Alder Leigh

Beeches

Rose Cottage

Pumping Station

Fairfield Close

Alderford Close

Parking Area

62.5m

A

B

C

D

E

F

G

Taylor Wimpey
Accommodation Schedule

House Type	No.	Affordable / Open Sale	Sq ft.	Beds	Parking
A	11	Affordable	602	2	1 car spaces
B	10	Affordable	753	3	affordable 1 car space
	4	Open Sale/Rent			open market 2 car space
C	20	Open Sale	866	3	2 car spaces
D	9	Affordable	1099	4	1 car space
E	15	Open Sale	967	3	integral single garage with 2 car spaces
F	7	Open Sale	1153	4	integral single garage with 2 car spaces
G	6	Open Sale	1244	4	integral single garage with 2 car spaces
H	8	Open Sale	1334	4	integral single garage with 2 car spaces
I	4	Open Sale	1460	4	integral single garage with 2 car spaces
J	13	Open Sale	1222	4	detached single garage with 2 car spaces
K	9	Open Sale	1346	4	detached single garage with 2 car spaces
L	9	Open Sale	1400	4	detached single garage (buccaneer double) with 2 car spaces
M	10	Affordable	721	2	1 car space
Total	135				

Barratts
Accommodation Schedule

House Type	No.	Affordable / Open Sale	Sq ft.	Beds	Parking
N	1	Affordable	626	2	2 car spaces
O	1	Affordable	526	2	2 car spaces
P	8	Affordable	640	2	2 car spaces
Q	11	Affordable	736	3	2 car spaces
R	10	Affordable	630	2	2 car spaces
S	10	Affordable	1088	4	2 car spaces
T	9	Open Sale	936	3	2 car spaces
U	1	Open Sale	957	3	2 car spaces
V	14	Open Sale	1109	3	2 car spaces
W	2	Open Sale	939	3	2 car spaces
X	8	Open Sale	1113	3	attached single garage with 2 car spaces
Y	5	Open Sale	1137	4	integral single garage with 2 car spaces
Z	6	Open Sale	1207	4	detached single garage with 2 car spaces
AA	14	Open Sale	1215	4	integral single garage with 2 car spaces
BB	15	Open Sale	1249	4	detached single garage with 2 car spaces
CC	6	Open Sale	1427	4	detached single garage with 2 car spaces
DD	14	Open Sale	1531	4	integral single garage with 2 car spaces
Total	135				
Site Total	270				

LEGEND

- Line to delineate extent of 1.8 metre high close boarded fencing.
- Line to delineate extent of 1.8 metre high wavey lapped fencing.
- Line to delineate extent of 1800mm high close-boarded/wavey lapped timber privacy panel and timber knee rail
- Line to delineate extent of 1800mm high brick piers with intermediate screen fence panels to run into 1800mm high brick curved wall where shown.
- Line to delineate extent of 450mm high knee rail fence.
- Line to delineate extent of 1350mm high timber post and rail fencing
- Line to delineate application site boundary
- Indicates existing trees to be retained and protected during construction at all times.
- Indicates existing trees to be removed
- Indicative position of new tree planting. Refer to Landscape Layout for further details.
- Proposed timber gates to be erected to rear gardens as indicated on site layout.
- Proposed blockpaving to Rumblestrip. Refer to Engineer's External Works Plan for further details
- Proposed blockpaving, refer to Engineer's External Works Plan for further details.
- Proposed tarmac with red chipping finish, refer to Engineer's External Works Plan for further details.
- Dotted line indicates optional conservatory.
- Indicates plot handing

A-B Points A-B indicates 2000mm high acoustic fencing to run inside of existing bandscaping. Refer to boundary detail no. 6

C-D Points C-D indicates 1350mm high timberpost and rail fencing to run inside of existing landscaping. Refer to boundary detail no. 3

E-F Points E-F indicates 1350mm high timberpost and rail fencing to run inside of existing landscaping, N/B gaps between existing hedge with 1800mm high close boarded fence. Refer to boundary details

F-G Points F-G indicates 1800mm high close boarded fence to be erected along line of application site boundary. Refer to boundary details

Baldwin Design Consultancy Ltd

Town Farm, 17 Orford Close, Golborne, Warrington, Cheshire, WA3 3WP Tel. 01942 719513 e-mail: graham.baldwin@tiscali.co.uk

Revision:		
A	29.08.12	Updated following client comments
B	03.09.12	Barratts sketch added to layout
C	14.09.12	Plots 96 - 97 amended to PA30's
D	12.10.12	Various plot sub's and contours added to valley
E	16.10.12	Further minor amendents following TW comments
F	19.10.12	Further minor amendents following TW comments
G	22.10.12	Further minor amendents following TW comments, Footpath to southern boundary & Knee rail fence added
H	29.10.12	Barratts layout updated
I	12.11.12	Further changes to layout mix
J	20.11.12	Latest Barratts layout added
K	21.11.12	Further TW layout changes
L	30.11.12	Further Barratts layout changes

Project Title:
Residential Redevelopment

Address:
Henthorn Road,
Clitheroe

Drawing:
Composite Site Layout

Drawing No:
TW/HR/SL/01

Drawn:	Date:
JL	Date: 28/08/12
Scale: 1:500	Paper Size: A0

Appendix 3:

Landscape Structure Plans 1, 2 and 3 (Drawing References: 4271.04D, 4271.05C, 4271.06C)



EQUIPMENT
A - 2 No. Timber balance beams
B - Chain bridge with stepping stones
C - Log traverse with stepping stones
D - Clatter bridge with balance beams and stepping stones
E - Stilt weave and wobble log
All pieces of trim trail to have a bark surround with timber edge.
F - 2 no. 5 A Side Goals
G - 6 no. Recycled Bench
H - 2 no. Stone Areas
I - 3 no. Steel Litter Bin c/w liner
J - 2 no. Raised Mounds

Path - Crushed stone

All play equipment to be supplied by Ludus Leisure Limited 01347 838461 or similar local authority approved.

EQUIPMENT
A - Caterpillar Multi-play
B - 1.8m 2 Bay Swing, 2 Flat Seats, 2 Cradle rotating bearing assemblies
C - Tornado Dish Roundabout
D - 2 Seat Springer Seesaw
E - 5 no. Toadstool Seat
F - 3 no. Interactive Play Panel
G - 3 no. Recycled Bench
H - 2 no. Steel Litter Bin c/w liner

PERIMETER FENCING
I - 2 no. Prosafe hydraulic self closing gate
J - 1 no. Combined vehicular (lockable) Prosafe self closing gate
K - 1.2m Bowtop fencing (ROSPA approved playground spec)
galvanised and powder coated
(Gates galvanised and powder coated in contrasting colours)

Path - Crushed stone

SAFETY SURFACING - GRASS MATS
1.5x1m where shown
A - 32 no.
B - 35 no.
C - 24 no.
D - 12 no.

TREES

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size
AC	Acer campestre	Heavy Standard: 3x	12-14cm	350-425cm	B
AG	Alnus glutinosa	Heavy Standard: 3x	12-14cm	350-425cm	B
BP	Betula pendula	Heavy Standard: 3x	12-14cm	350-425cm	RB
BJ	Betula utilis jacquemontii	Heavy Standard: 3x	12-14cm	350-425cm	RB
CBF	Carpinus betulus 'Fastigiata'	Heavy Standard: 3x	12-14cm	350-425cm	B
MGH	Malus 'Golden Hornet'	Heavy Standard: 3x	12-14cm	350-425cm	B
MJD	Malus 'John Downie'	Heavy Standard: 3x	12-14cm	350-425cm	B
PA	Prunus avium	Heavy Standard: 3x	12-14cm	350-425cm	B
PP	Prunus padus	Heavy Standard: 3x	12-14cm	300-350cm	B
PCC	Pyrus calleryana 'Chanticleer'	Heavy Standard: 3x	12-14cm	350-425cm	B
SAR	Sorbus aria	Heavy Standard: 3x	12-14cm	350-425cm	B
SAL	Sorbus aria 'Lutescens'	Heavy Standard: 3x	12-14cm	350-425cm	B
SAS	Sorbus aucup. 'Sheerwater Seedling'	Heavy Standard: 3x	12-14cm	350-425cm	B
SA	Sorbus aucuparia	Heavy Standard: 3x	12-14cm	350-425cm	B
SJR	Sorbus 'Joseph Rock'	Heavy Standard: 3x	12-14cm	350-425cm	B
TC	Tilia cordata	Heavy Standard: 3x	12-14cm	350-425cm	B

NATIVE TREE MIX - Planted in species groups of no less than 5 no more than 20 at 1/m²

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
BETP	Betula pendula 30%	Transplant 1+2	-	60-80	B	1/m²
FRAE	Fraxinus excelsior 30%	Transplant 1+2	-	60-80	B	1/m²
QUER	Quercus robur 10%	Transplant 1+2	-	60-80	B	1/m²
PRUP	Prunus padus 20%	Transplant 1+2	-	60-80	B	1/m²
SORAU	Sorbus aucuparia 10%	Transplant 1+2	-	60-80	B	1/m²

NATIVE SHRUB MIX - To be planted in species groups of no less than 5, no more than 20

Abb.	Botanical Name	Form / X Transplanted	Min. Height (cm)	Root Condition / Pot Size	Density
CA	Corylus avellana 20%	Transplant 1+1	60-80cm	B	1/m²
CM	Crataegus monogyna 15%	Transplant 1+1	60-80cm	3L	1/m²
ILEA	Ilex aquifolium 10%	-	60-80cm	B	1/m²
PS	Prunus spinosa 20%	Transplant 1+1	60-80cm	B	1/m²
RA	Rosa arvensis 10%	Transplant 1+1	60-80cm	B	1/m²
RC	Rosa canina 10%	Transplant 1+1	60-80cm	B	1/m²
VO	Viburnum opulus 15%	Transplant 1+1	60-80cm	B	1/m²

HEDGES - to be planted in a double staggered row & maintained to a height of BSS- 0.15M, EDS & PLO-1.2M.

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
BSS	Buxus sempervirens 'Suffruticosa'			15-20cm	3L	4/m
EAB	Escallonia 'Apple Blossom'			60-80cm	10L	4/m
PLO	Prunus laurocerasus 'Otto Luyken'			60-80cm	10L	4/m

ORNAMENTAL SHRUBS / SPECIMENS

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
AJV	Aucuba japonica 'Variegata'			60-80cm	10L	3/m²
BDR	Buddleja davidii 'Royal Red'			60-80cm	10L	3/m²
CAB	Ceanothus 'Autumnal Blue'			40-60cm	3L	3/m²
CT	Choisya ternata			40-60cm	10L	3/m²
CTS	Choisya ternata Sundance®			30-40cm	3L	4/m²
CA	Cordyline australis			60-80cm	10L	3/m²
CAE	Cornus alba 'Elegantissima'			80-100cm	10L	3/m²
CD	Cotoneaster dammeri			20-30cm	2L	4/m²
CCC	Cytisus scoparius 'Cornish Cream'			40-60cm	3L	3/m²
EE	Elaeagnus x ebbingei 'Limelight'			40-60cm	10L	3/m²
EDS	Escallonia 'Donard Seedling'			40-60cm	10L	3/m²
ERF	Escallonia 'Red Elf'			40-60cm	3L	3/m²
EFG	Euonymus fortunei 'Emerald Gaiety'			20-30cm	2L	4/m²
EJA	Euonymus japonicus 'Ovatus Aureus'			40-60cm	3L	3/m²
GDC	Griselinia littoralis 'Dixons Cream'			40-60cm	10L	3/m²
HAG	Hebe 'Autumn Glory'			20-30cm	3L	4/m²
HG	Hebe 'Green Globe'			20-30cm	3L	4/m²
HHG	Hedera helix 'Glacier'			20-30cm	2L	4/m²
HMB	Hydrangea macrophylla 'Blue Wave'			40-60cm	10L	3/m²
HH	Hypericum 'Hidcote'			30-40cm	3L	4/m²
HMT	Hypericum x moserianum 'Tricolor'			30-40cm	3L	4/m²
KJP	Kerria japonica 'Pleniflora'			60-80cm	10L	3/m²
LAM	Lavandula angustifolia 'Munstead'			30-40cm	3L	4/m²
LP	Lonicera pileata			20-30cm	3L	4/m²
MC	Mahonia x media 'Charity'			60-80cm	10L	3/m²
PT	Phormium tenax			40-60cm	10L	3/m²
PTB	Phormium tenax 'Bronze Baby'			40-60cm	10L	3/m²
PRR	Photinia x fraseri 'Red Robin'			60-80cm	10L	3/m²
PFF	Pieris 'Forest Flame'			40-60cm	10L	3/m²
PE	Potentilla fruticosa 'Elizabeth'			40-60cm	5L	3/m²
PLO	Prunus laurocerasus 'Otto Luyken'			40-60cm	10L	3/m²
RSK	Ribes sanguineum 'King Edward VII'			40-60cm	10L	3/m²
SJ	Skimmia japonica			30-40cm	3L	4/m²
SJA	Spiraea japonica 'Anthony Waterer'			30-40cm	3L	4/m²
VTE	Viburnum tinus 'Eve Price'			60-80cm	10L	3/m²

CLIMBERS - to be ready trained on trellis

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
CM	Clematis montana			100-125cm	10L	
HEDH	Hedera helix			100-125cm	10L	

WILDFLOWER SEED MIX A - To be sown at a rate of 4g/M².
EM1 - Basic General Purpose Meadow Mixture.
WILDFLOWER SEED MIX B - To be sown at a rate of 4g/M².
EM8 - Meadow Mixture for Wetlands

Seed mixes available from Emorsgate Wild Seeds. Tel: 01553 829 028

All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths.

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Grading and cultivation shall be in accordance with BS 4428:1989 section 4.
Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotovator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be naturalsubsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before deliverycommences. Topsoil shall conform to BS 3882: 2007, Recommendations and classification for topsoil, clause 4.1a. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps
The depositing of temporary heaps of topsoil shall be so arranged that possible damageto existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed bythe Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 400mm thick .Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by aLandscape Architect.

PLANTING

Cultivation
Planting areas shall be rotovated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotovated.

Pick off stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil Improvers
Where directed composts, fertilisers or other additives shall be incorporated into the soil.

Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotovating, into the top 150mm.

Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants
All plant material should comply with the minimum requirements in BS 3936:part 1, specification for trees and shrubs and part 4, specification for forest trees; BS 4043, recommendations for transplanting semi-mature trees and BS 5236 recommendations for cultivation and planting trees in the advanced nursery stock category. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428: 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slighly deeper, as they were grown.Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at thespecified centres. On steep slopes this shall be in the horizontal measure.

[illegible]

Turf shall be laid when weather and soil conditions are suitable and, where possible, preference should be given to autumn and early winter operations. No turf shall be laid in exceptionally dry or frosty weather or in other unsuitable weather conditions.

Delivery and stacking
For large areas, turf shall be delivered at appropriate intervals throughout the work so as to avoid stacking for long periods.

Laying
No turf shall be laid until the soil preparation has been satisfactorily completed by being brought to an even tilth and firmness. Turves from the stack shall be wheeled to turf layers on planks laid closely side by side. Adequate timber planks shall be used to support operatives and barrows, and provide access. The turves shall be laid in consecutive rows with broken joints (stretcher bond), closely butted and to the correct levels. The turf shall be laid off planks working over turves previously laid. Where necessary, the turves shall be lightly and evenly firmed with wooden beaters, the bottom of the beaters being frequently scraped clean of accumulated soil or mud. A dressing of finely sifted topsoil shall be applied and well brushed into the joints. Any inequalities in finished levels owing to variation in turf thickness or uneven consolidation of soil shall be adjusted by raking and/or packing fine soil under the turf. A roller shall not be used. The finished levels of the turf shall conform to the levels indicated, allowing for final settlement. Turf edges and margins shall be laid with whole turves. Turves adjoining buildings, walls or fences shall be taken to the face of the structure, giving complete soil cover.

Laying around trees
Turf shall not be laid to within 300mm of any tree trunk.

Watering
The Contractor shall be responsible for the replacement of any scorched turf. All necessary watering shall be carried out with sprinklers or oscillating sprays so as not to wash soil out of joints. If shrinkage occurs and the joints open, fine topsoil shall be brushed in and well watered.

GRASS SEEDING AND MAINTENANCE

Soil Preparation and Cultivation

Final grading of topsoil shall be agreed by the Landscape Architect before cultivation and seeding. All areas to be seeded shall be cultivated to 150mm depth and all weeds, stones, and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raked to produce a tilth 25mm deep. Allow for hand cultivation where machine work is not possible. Seed sowing must immediately follow the preparation of the seed bed.

Seeding

Sowing shall be carried out during calm weather. All sowing is at the contractor's own risk and any areas where germination fails shall be re-seeded at the contractor's own expense.

The operation should be carried out in equal sowings and transverse directions and the seed shall be raked or harrowed in. Sowing shall be at the rate of 20 grammes per sq.m.

Seed Mix

The seed mix shall be A22 mix, obtainable from British Seed Houses Limited.

Grass seed shall be of the composition, purity and germination as specified in BS:4428: 1989. Certificates of purchase shall be provided for all deliveries prior to the sowing of grass seed stating source, mixture, purity and germination percentage.

Alternative cultivars of the above species may only be used if approved by the landscape architect.

Protection of Newly Seeded Areas

All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the grass areas during cultivation, seeding or until grass is established. Where obvious 'Short cutting' is occurring, the contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First Cut

When the grass is 100mm high, it shall be cut down to 50mm so as to avoid root pulling. If the grass has been allowed to grow any longer than 100mm then the cuttings shall be raked off and taken off site.

Second Cut

When the grass is 65mm high a second cut shall be carried out using a rotary mower. No more than one third of the foliage must be removed.

Subsequent Cuts

Thereafter, when the grass grows to 100mm high, it shall be cut down to 50mm with a flail type mower, until the end of the maintenance period, or longer if so directed. The grass shall be cut on a regular basis if so directed.

Making Good

Any defects such as shrinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

Damage to Existing Grass

The contractor will be responsible for cultivating, seeding and maintaining, as above all areas of existing turf that are damaged during the course of the works for reasons of storage, working areas, transport of materials excepting those areas which are specifically defined and measured in the contract.

Any areas, which in the opinion of the Landscape Architect, are consolidated during the course of these works, shall be loosened with a ripper or other suitable implement to ensure adequate drainage through the sub soil (see clause B.6)

WILDFLOWER MEADOW SEEDING

Sub-soil Preparation and Cultivation

After final grading has been agreed by the Landscape Architect the area to receive seed shall be subsoil ripped to a depth of 300mm.

The area shall then be cultivated to 150mm depth and all weeds, stones and refuse larger than 50mm shall be removed to tip. Cultivated soil shall be rolled and raked to produce a tilth 25mm deep. Seed sowing must be undertaken immediately after seed bed preparation. Seed shall be sown during late August or September or, if this is not possible, during April to May.

Wildflower Seeding

Sowing shall be carried out during calm weather. All sowing is at the Contractor's own risk and any areas where germination fails shall be re-seeded at the Contractor's own expense. The operation should be carried out in equal sowings and transverse directions. The Contractor must ensure that the grass and wildflower seed is thoroughly mixed throughout sowing. Each seed mix shall be sown at the rate of 5 grammes per sq.m and then raked into the soil surface and lightly rolled.

Wildflower Seed Mix

Sow EM1 (wildflower seeding) and EM8 mix for seasonally flooded lowlands (wetland wildflower meadow). Available from Emorsgate. Certificates of purchase shall be provided for all deliveries, prior to the sowing of the wildflower mix, stating source mixture, purity and germination percentage. Sources must be of indigenous stock.

Protection of Newly Seeded Wildflower Areas

All reasonable precautions shall be taken to ensure that pedestrian and other traffic does not cross the wildflower areas during cultivation, seeding or establishment. Where obvious short cutting is occurring, the Contractor shall erect an approved temporary fence so as to minimise the maintenance period or until such time as it is no longer necessary, or as directed.

First Cut of Wildflower Meadow

Areas seeded during August to September shall be cut in the spring using a flail mower, or strimmer, when the meadow reaches a height of 100mm. Areas seeded during April to May shall be cut in late August when flowering is over. In both cases, all cuttings shall be raked up and removed from site.

Subsequent Cuts

Hereafter cutting shall be undertaken, with a flail mower or strimmer, annually during September. All cuttings shall be raked up and removed.

Making Good

Any defects such as sinkage, ponding, sparse germination or disease shall be made good and re-seeded all as above.

MAINTENANCE
All maintenance to be carried out up to handover to the adopting authority/ householder from the date of planting and turfing to ensure successful establishment. All dead, diseased, damaged plants must be replaced during this time unless the local Planning Authority states, in writing, any variation to this.

Weeding
All beds to be kept weed free by cultivating and by using approved herbicides. Beds to be forked over as necessary to keep soil loose to approved cambers with no hollows.

Pruning
At appropriate time, prune plants to remove dead, dying or diseased wood and suckers to promote healthy growth and natural shape.

Watering
The Contractor shall ensure that sufficient water is applied to maintain healthy growth.

Litter
Site to be kept free of litter.

Grass cutting
The initial cut shall be carried out when first growth is apparent, blades set 20mm above ground. The Contractor shall continue cutting at appropriate intervals during the growing season and maintain 40mm high sward until grass areas are handed over. Watering, weeding, cutting, repair of all erosion and settlement and re-seeding as necessary to establish a uniform and healthy stand of grass shall continue until handover to the householder.

KEY
PROPOSED TREES
NATIVE TREE MIX
NATIVE SHRUB MIX
PROPOSED HEDGE
ORNAMENTAL SHRUB BED
CLIMBERS
CLOSE MOWN GRASS
WILDFLOWER MEADOW MIX A
WILDFLOWER MEADOW MIX B

Revision	Date	Rev
Amends to footpaths	Dec 12	D
Amends to boundary	Dec 12	C
Amends to culverted culvert notes	Dec 12	B
Amends to latest layout and clients comments	Dec 12	A

No dimension to be scaled from this drawing
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tba
Landscape Architecture
Arboriculture
1st Floor, Building 2
Wharf Business Centre
Lower Wharf Street
Ashton-under-Lyne
Lancs OL6 7PB
Tel: 0161-308 3765
E-mail: info@trevorbridge.co.uk

Project
HENTHORN ROAD, CLITHEROE

TAYLOR WIMPEY

Title
LANDSCAPE STRUCTURE PLAN
(1 of 3)

Date	Scale(s)	Dwg no	Rev
01.11.12	1:500 @ A0	4271.04	D

Dwn	Chkd
NF/HS	JW



EQUIPMENT
A - 2 No. Timber balance beams
B - Chain bridge with stepping stones
C - Log traverse with stepping stones
D - Clatter bridge with balance beams and stepping stones
E - Stilt weave and wobble log
All pieces of trim trail to have a bark surround with timber edge.
F - 2 no. 5 A Side Goals
G - 6 no. Recycled Bench
H - 2 no. Stone Areas
I - 3 no. Steel Litter Bin c/w liner
J - 2 no. Raised Mounds

Path - Crushed stone

All play equipment to be supplied by Ludus Leisure Limited 01347 838461 or similar local authority approved.

TREES

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size
AC	Acer campestre	Heavy Standard: 3x	12-14cm	350-425cm	B
AG	Alnus glutinosa	Heavy Standard: 3x	12-14cm	350-425cm	B
BP	Betula pendula	Heavy Standard: 3x	12-14cm	350-425cm	RB
BJ	Betula utilis jacquemontii	Heavy Standard: 3x	12-14cm	350-425cm	RB
CBF	Carpinus betulus 'Fastigiata'	Heavy Standard: 3x	12-14cm	350-425cm	B
MGH	Malus 'Golden Hornet'	Heavy Standard: 3x	12-14cm	350-425cm	B
MJD	Malus 'John Downie'	Heavy Standard: 3x	12-14cm	350-425cm	B
PA	Prunus avium	Heavy Standard: 3x	12-14cm	350-425cm	B
PP	Prunus padus	Heavy Standard: 3x	12-14cm	350-425cm	B
PCC	Pyrus calleryana 'Chanticleer'	Heavy Standard: 3x	12-14cm	300-350cm	B
SAR	Sorbus aria	Heavy Standard: 3x	12-14cm	350-425cm	B
SAL	Sorbus aria 'Lutescens'	Heavy Standard: 3x	12-14cm	350-425cm	B
SAS	Sorbus aucup. 'Sheerwater Seedling'	Heavy Standard: 3x	12-14cm	350-425cm	B
SA	Sorbus aucuparia	Heavy Standard: 3x	12-14cm	350-425cm	B
SJR	Sorbus 'Joseph Rock'	Heavy Standard: 3x	12-14cm	350-425cm	B
TC	Tilia cordata	Heavy Standard: 3x	12-14cm	350-425cm	B

NATIVE TREE MIX - Planted in species groups of no less than 5 no more than 20 at 1/m²

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
BETP	Betula pendula 30%	Transplant 1+2	-	60-80	B	1/m²
FRAE	Fraxinus excelsior 30%	Transplant 1+2	-	60-80	B	1/m²
QUER	Quercus robur 10%	Transplant 1+2	-	60-80	B	1/m²
PRUP	Prunus padus 20%	Transplant 1+2	-	60-80	B	1/m²
SORAU	Sorbus aucuparia 10%	Transplant 1+2	-	60-80	B	1/m²

NATIVE SHRUB MIX - To be planted in species groups of no less than 5, no more than 20.

Abb.	Botanical Name	Form / X Transplanted	Min. Height (cm)	Root Condition / Pot Size	Density
CA	Corylus avellana 20%	Transplant 1+1	60-80cm	B	1/m²
CM	Crataegus monogyna 15%	Transplant 1+1	60-80cm	B	1/m²
ILEA	Ilex aquifolium 10%		60-80cm	3L	1/m²
PS	Prunus spinosa 20%	Transplant 1+1	60-80cm	B	1/m²
RA	Rosa arvensis 10%	Transplant 1+1	60-80cm	B	1/m²
RC	Rosa canina 10%	Transplant 1+1	60-80cm	B	1/m²
VO	Viburnum opulus 15%	Transplant 1+1	60-80cm	B	1/m²

HEDGES - to be planted in a double, staggered row & maintained to a height of BSS: 0.15M, EDS & PLO: 1.2M

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
BSS	Buxus sempervirens 'Suffruticosa'			15-20cm	3L	4/m
EAB	Escallonia 'Apple Blossom'			60-80cm	10L	3/m
PLO	Prunus laurocerasus 'Otto Luyken'			60-80cm	10L	4/m

ORNAMENTAL SHRUBS / SPECIMENS

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
AJV	Aucuba japonica 'Variegata'			60-80cm	10L	3/m²
BDR	Buddleja davidii 'Royal Red'			60-80cm	10L	3/m²
CAB	Ceanothus 'Autumnal Blue'			40-60cm	3L	3/m²
CT	Choisya ternata			40-60cm	10L	3/m²
CTS	Choisya ternata Sundance ®			30-40cm	3L	4/m²
CA	Cordyline australis			60-80cm	10L	-
CAE	Cornus alba 'Elegantissima'			60-100cm	10L	3/m²
CD	Cotoneaster dammeri			20-30cm	2L	4/m²
CCC	Cytisus scoparius 'Cornish Cream'			40-60cm	3L	3/m²
EEL	Elaeagnus x ebbingei 'Limelight'			40-60cm	10L	3/m²
EDS	Escallonia 'Donard Seedling'			40-60cm	3L	3/m²
ERF	Escallonia 'Red Elf'			40-60cm	3L	3/m²
ESO	Euonymus fortunei 'Emerald Gaiety'			20-30cm	2L	4/m²
EJA	Euonymus japonicus 'Ovatus Aurea'			30-40cm	3L	4/m²
GDC	Griselinia littoralis 'Dixons Cream'			40-60cm	3L	3/m²
HAG	Hebe 'Autumn Glory'			20-30cm	2L	4/m²
HG	Hebe 'Green Globe'			20-30cm	2L	4/m²
HHG	Hedera helix 'Glacier'			20-30cm	2L	4/m²
HMB	Hydrangea macrophylla 'Blue Wave'			40-60cm	10L	3/m²
HH	Hypericum 'Hidcote'			30-40cm	3L	4/m²
HMT	Hypericum x moserianum 'Tricolor'			30-40cm	3L	4/m²
KJP	Kerria japonica 'Pleniflora'			40-60cm	10L	3/m²
LAM	Lavandula angustifolia 'Munstead'			20-30cm	5L	4/m²
LP	Lonicera pileata			30-40cm	3L	4/m²
MC	Mahonia x media 'Charity'			60-80cm	10L	3/m²
PT	Phormium tenax			40-60cm	10L	-
PTB	Phormium tenax 'Bronze Baby'			40-60cm	10L	-
PRR	Photinia x fraseri 'Red Robin'			60-80cm	10L	3/m²
PFF	Pieris 'Forest Flame'			40-60cm	5L	3/m²
PF	Potentilla fruticosa 'Elizabeth'			30-40cm	3L	4/m²
PLO	Prunus laurocerasus 'Otto Luyken'			40-60cm	10L	4/m²
RSK	Ribes sanguineum 'King Edward VII'			40-60cm	3L	3/m²
SJ	Skimmia japonica			40-60cm	10L	4/m²
SJA	Spiraea japonica 'Anthony Waterer'			30-40cm	3L	3/m²
VTE	Viburnum tinus 'Eve Price'			60-80cm	10L	3/m²

CLIMBERS - to be ready trained on trellis

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
CM	Clematis montana			100-125cm	10L	
HEDH	Hedera helix			100-125cm	10L	

WILDFLOWER SEED MIX A- To be sown at a rate of 4g/M². EM1 - Basic General Purpose Meadow Mixture. WILDFLOWER SEED MIX B - To be sown at a rate of 4g/M². EM8 - Meadow Mixture for Wetlands.	Seed mixes available from Emorsgate Wild Seeds. Tel: 01553 829 028	All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths.

SPECIFICATION

GROUND PREPARATION - GENERAL

Preparing for topsoiling
Grading and cultivation shall be in accordance with BS 4428:1989 section 4.
Subsoil that is to receive topsoil shall, whether obviously overcompacted or not, be thoroughly broken up by hand, by heavy rotovator, by subsoiler or tined equipment with adequate passes made to thoroughly break up the surface to a depth of 150mm, cleared of all large stones, bricks, perennial weeds, tree roots (excluding living tree roots), coarse vegetation and other extraneous matter.

Subsoil grading
Subsoil shall only be graded after loosening as above, and this shall be undertaken by the use of a tractor and blade grader on large areas and by a small mechanical grader or by hand on small areas. Ground shall at no time be traversed by heavy machinery, for grading or any other purpose after subsoiling and/or topsoiling has taken place.

Making up levels
When subsoil is deposited in low lying areas to raise formation levels, it shall be lightly consolidated and left broken up ready to receive topsoil. Imported fill material shall be naturalsubsoil free from metal, concrete or organic material with any one dimension greater than 100mm. All imported fill material shall be approved by the Landscape Architect prior to spreading on site.

Supply of topsoil
Topsoil to be supplied shall be approved by the Landscape Architect and details of the source of supply shall be provided in order that inspection may be made before deliverycommences. Topsoil shall conform to BS 3882: 2007, Recommendations and classification for topsoil, clause 4.1a. The soil shall be free of weeds, roots or perennial weeds, pests, diseases, debris, tree roots, sticks, subsoil and foreign matter and shall be capable of being broken down to a fine tilth.

Temporary topsoil heaps
The depositing of temporary heaps of topsoil shall be so arranged that possible damageto existing grass, plants, tarmacadam, paving etc, is avoided. Unless otherwise agreed bythe Landscape Architect, temporary spoil heaps shall be on protected ground. Such protection shall take the form of tarpaulins, plastic sheets, boards or similar covering. If damage does occur, it shall be made good at the contractor's own expense. Areas excavated to receive topsoil but have not had the base loosened shall not be used as temporary off loading areas. If the bottom of the excavation has been loosened off, loading on these areas is permissible.

Spreading topsoil
Prior to topsoil replacement the formation level shall be cleared of all stones, rubbish, debris with any one dimension greater than 75mm. Areas to be seeded or turfed shall be covered by topsoil 100mm thick and areas to be planted shall be covered by topsoil 400mm thick .Topsoil shall be spread in an evenly consolidated layer and shall be left cleared of all roots, stones and debris with any one dimension greater than 50mm throughout its depth. Unless otherwise stated the finished level shall be 25mm above adjacent hard areas. No topsoil shall be spread until the subsoil grade has been inspected by aLandscape Architect.

PLANTING

Cultivation
Planting areas shall be rotovated to a depth of 225mm in the original ground, or where the ground is compacted, ripped and rotovated.

Pick off stones, bricks, timber and all other debris arising which have any dimensions greater than 50mm and remove off site to tip. Do not cultivate across any drain where the stone is flush with the ground surface.

Soil Improvers
Where directed composts, fertilisers or other additives shall be incorporated into the soil.

Spent mushroom compost or similar shall be spread to the specified thickness and incorporated, by rotovating, into the top 150mm.

Fertilisers, organic or inorganic, shall be raked into the top 25mm.

Rejection of plants
All plant material should comply with the minimum requirements in BS 3936:part 1, specification for trees and shrubs and part 4, specification for forest trees; BS 4043, recommendations for transplanting semi-mature trees and BS 5236 recommendations for cultivation and planting trees in the advanced nursery stock category. Any plant material, which in the opinion of the Landscape Architect, does not meet the requirements of the Specification, or is unsuitable, or defective in any other way, will be rejected. The minimum specified sizes in the plant schedule will be strictly enforced. The contractor shall replace all plants rejected at his own cost.

Planting
All plant material shall generally be planted between November and March in open cool weather. Planting shall not take place in frosty, snowy or waterlogged conditions. Where approved, pot or container grown plants may be planted outside the described season, but adequate watering shall be supplied. Torn or damaged roots and branches shall be cleanly pruned prior to planting.

Planting of whips, transplants and shrubs
The nature of the material to be planted is variable and the contractor shall allow for planting to be properly carried out in all cases as described in BS 4428; 1989 section 7 Amenity tree planting, section 8 Woodland planting and section 9 Planting of shrubs, herbaceous and bulbs. All plants shall be planted at same depth, or very slighly deeper, as they were grown.Roots shall not be bent, broken or forced into inadequate pits or notches. Plants shall be upright, firmed in and wind resistant, with no air pockets around roots. All pots and root wrappings shall be carefully removed prior to planting. All pots and wrappings arising shall immediately be picked up and stored ready for removal to tip. Plants shall be planted at thespecified centres. On steep slopes this shall be in the horizontal measure.

Tree planting
Trees shall conform to BS 3936 and be planted in tree pits of the following sizes unless directed otherwise:
Feathered trees 900 x 900 x 450 up to 3 metres high (0.36m)
Selected standards 1000 x 1000 x 600 up to 4.25 metres high (0.60m)
Heavy standard/Extra heavy standards 1200 x 1200 x 600
Excavated subsoil or stone shall be carted off site to tip. The bottom 250mmof the pit shall be dug and broken up. Backfill shall be imported topsoil as specified unless directed otherwise.

Compost for planting pits
Compost shall be a proprietary product, bark basedincorporating fertilisers and improving additives. The type of compost shall be approved before its delivery on site, and the details of the product shall be supplied.
Cambark planting compost isapproved. Where directed compost shall be added to and mixed with topsoil backfill at the following rates:
Feathered trees - 1 bag: 80 litres
Selected standards - 1.5 bags: 120 litres
Heavy standard/Extra heavy standards - 2 bags: 160 litres

Stakes for trees
Stakes shall be peeled round softwood, pointed or minimum diameter 75mm. The stakes shall be driven into the base of the tree pit prior to placing the tree and backfilling.
Stakes shall in general have a clear height above the finished ground level as follows unless directed otherwise:
Feathered trees - 750mm (one tie)
Selected standards - 900mm (2 stakes, one tie each)
Heavy standard/Extra heavy standards - 1200mm (2 stakes, one tie each)
The stake shall be long enough to drive until they hold the tree firmly without rocking.

Tree ties
Ties shall be approved nail-on type with cushioned spacer such as Toms, or other equal and approved. Nails shall be flat headed galvanised and shall hold the ties securely into the stake. Ties shall not be over tight on the tree stems. Ties available from J Toms Limited, Wheeler Street, Headcorn, Ashford, Kent, TN27 9SH.
Feathered Type 04
Select standards Type L1
Heavy standard/Extra heavy standards Type L3

Planting of trees
The tree shall be set upright and at the same depth as grown in the nursery, the roots shall be spread out and the topsoil, or compost/topsoil mixture, backfilled. Backfilling should be done to ensure close contact between roots and by firming in layers. The soil shall be left level and tidy, any subsoil clods, bricks or stones over 50mm arising, collected and carted off site.

Mulching
A 75mm compacted layer of medium grade pulverised bark, with a particle size of not more than 100mm and containing no more than 10% fines, shall be spread to form a continuous layer covering the whole of the bed, or in the case of standard trees shall be in the form of a circle of 600mm diameter around the base of the tree. Whips and transplants shall be mulched in the form of a 300mm diameter circle around the base of the tree. This is to be maintained up until the sale of the house.

TURFING

Soil preparation and cultivation
All areas to be turfed shall be cultivated to a depth of at least 100mm, all weeds, stones and refuse larger than 50mm shall be removed to Contractor's tip, and shall be brought to a fine tilth. Allow for hand cultivation where machine work is not possible.

Turf
Turf shall be extra-quality meadow turf and shall comply to BS 3969 and shall be laid in accordance with BS 4428 section 6, Turfing. The contractor shall supply a sample of the turf he proposed to use for approval of the Landscape Architect and shall ensure that all turves are similar to the approved sample. The Contractor shall inform the Landscape Architect of the location of the supply, so that turf can be inspected prior to lifting.

KEY
PROPOSED TREES
NATIVE TREE MIX
NATIVE SHRUB MIX
PROPOSED HEDGE
ORNAMENTAL SHRUB BED
CLIMBERS
CLOSE MOWN GRASS
WILDFLOWER MEADOW MIX A
WILDFLOWER MEADOW MIX B

Rev	Amendment	Date
C	Amends to footpaths	Dec 12
B	Amends to boundary	Dec 12
A	Amends to latest layout and clients comments	Dec 12

No dimension to be scaled from this drawing
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tba landscape architects
Landscape Architecture Arboriculture
1st Floor, Building 2
Wharf Business Centre
Lower Wharf Street
Ashton-under-Lyne
Lancs OL6 7PB
Tel: 0161-308 3765
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Project
HENTHORN ROAD, CLITHEROE
TAYLOR WIMPEY
Title
LANDSCAPE STRUCTURE PLAN
(2 of 3)

Date	Scale(s)	Dwg no	Rev
01.11.12	1:500 @ A0	4271.05	C
Dwn NF/HS	Chkd JW		



TREES

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size
AC	Acer campestre	Heavy Standard: 3x	12-14cm	350-425cm	B
AG	Alnus glutinosa	Heavy Standard: 3x	12-14cm	350-425cm	B
BP	Betula pendula	Heavy Standard: 3x	12-14cm	350-425cm	RB
BJ	Betula utilis jacquemontii	Heavy Standard: 3x	12-14cm	350-425cm	RB
CBF	Carpinus betulus 'Fastigiata'	Heavy Standard: 3x	12-14cm	350-425cm	B
MGH	Malus 'Golden Hornet'	Heavy Standard: 3x	12-14cm	350-425cm	B
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SA	Sorbus aucuparia	Heavy Standard: 3x	12-14cm	350-425cm	B
SJR	Sorbus 'Joseph Rock'	Heavy Standard: 3x	12-14cm	350-425cm	B
TC	Tilia cordata	Heavy Standard: 3x	12-14cm	350-425cm	B

NATIVE TREE MIX - Planted In species groups of no less than 5 no more than 20 at 1/m²

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
BETP	Betula pendula 30%	Transplant 1+2	-	60-80	B	1/m²
FRAE	Fraxinus excelsior 30%	Transplant 1+2	-	60-80	B	1/m²
QUER	Quercus robur 10%	Transplant 1+2	-	60-80	B	1/m²
PRUP	Prunus padus 20%	Transplant 1+2	-	60-80	B	1/m²
SORAU	Sorbus aucuparia 10%	Transplant 1+2	-	60-80	B	1/m²

NATIVE SHRUB MIX - To be planted in species groups of no less than 5, no more than 20.

Abb.	Botanical Name	Form / X Transplanted	Min. Height (cm)	Root Condition / Pot Size	Density
CA	Corylus avellana 20%	Transplant 1+1	60-80cm	B	1/m²
CM	Crataegus monogyna 15%	Transplant 1+1	60-80cm	B	1/m²
ILEA	Ilex aquifolium 10%	-	60-80cm	3L	1/m²
PS	Prunus spinosa 20%	Transplant 1+1	60-80cm	B	1/m²
RA	Rosa arvensis 10%	Transplant 1+1	60-80cm	B	1/m²
RC	Rosa canina 10%	Transplant 1+1	60-80cm	B	1/m²
VO	Viburnum opulus 15%	Transplant 1+1	60-80cm	B	1/m²

HEDGES - to be planted In a double, staggered row & maintained to a height of BSS: 0.15M, EDS & PLO: 1.2M.

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
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CLIMBERS - to be ready trained on trellis

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
CM	Clematis montana			100-125cm	10L	
HEDH	Hedera helix			100-125cm	10L	

WILDFLOWER SEED MIX A- To be sown at a rate of 4g/M².
EM1 - Basic General Purpose Meadow Mixture.

WILDFLOWER SEED MIX B - To be sown at a rate of 4g/M².
EM8 - Meadow Mixture for Wetlands

Seed mixes available from Emorsgate Wild Seeds. Tel: 01553 829 028

All wildflower areas to have 1M wide close mown grass edge adjacent roads and footpaths.

ORNAMENTAL SHRUBS / SPECIMENS

Abb.	Botanical Name	Form / X Transplanted	Girth (cm)	Min. Height (cm)	Root Condition / Pot Size	Density
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BDR	Buddleia davidii 'Royal Red'			60-80cm	10L	3/m²
CAB	Ceanothus 'Autumnal Blue'			40-60cm	3L	3/m²
CT	Choisya ternata			60-80cm	10L	3/m²
CTS	Choisya ternata Sundance ®			30-40cm	3L	4/m²
CA	Cordyline australis			60-80cm	10L	-
CAE	Cornus alba 'Elegantissima'			80-100cm	10L	3/m²
CD	Cotoneaster dammeri			20-30cm	2L	4/m²
CCC	Cytisus scoparius 'Cornish Cream'			40-60cm	3L	3/m²
EEL	Elaeagnus x ebbingei 'Limelight'			40-60cm	10L	3/m²
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HG	Hebe 'Green Globe'			20-30cm	2L	4/m²
HHG	Hedera hellix 'Glacier'			20-30cm	2L	4/m²
HMB	Hydrangea macrophylla 'Blue Wave'			40-60cm	10L	3/m²
HH	Hypericum 'Hidcote'			30-40cm	3L	4/m²
HMT	Hypericum x moserianum 'Tricolor'			30-40cm	3L	4/m²
KJP	Kerria japonica 'Pleniflora'			60-80cm	10L	3/m²
LAM	Lavandula angustifolia 'Munstead'			20-30cm	2L	4/m²
LP	Lonicera pileata			30-40cm	3L	4/m²
MC	Mahonia x media 'Charity'			60-80cm	10L	3/m²
PT	Phormium tenax			60-80cm	10L	-
PTB	Phormium tenax 'Bronze Baby'			40-60cm	10L	-
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PFF	Pieris 'Forest Flame'			40-60cm	3L	3/m²
PE	Potentilla fruticosa 'Elizabeth'			30-40cm	3L	3/m²
PLO	Prunus laurocerasus 'Otto Luyken'			40-60cm	3L	4/m²
RSK	Ribes sanguineum 'King Edward VII'			40-60cm	10L	3/m²
SJ	Skimmia japonica			40-60cm	10L	3/m²
SJA	Spiraea japonica 'Anthony Waterer'			30-40cm	3L	4/m²
VTL	Viburnum tinus 'Eve Price'			60-80cm	10L	3/m²

KEY

- PROPOSED TREES
- NATIVE TREE MIX
- NATIVE SHRUB MIX
- PROPOSED HEDGE
- ORNAMENTAL SHRUB BED
- CLIMBERS
- CLOSE MOWN GRASS
- WILDFLOWER MEADOW MIX A
- WILDFLOWER MEADOW MIX B

SPECIFICATION

GROUND PREPARATION - GENERAL

Preliminary Operations
Grading and Levelling shall be in accordance with BS 4428:1989 section 4.
Ground preparation shall be carried out when the soil is in a suitable condition and shall not be carried out during periods of frost nor be damaged by excessive wetness, nor heavy rainstorm, nor by application of dressings inadvisable with adequate persons known to the foreman & those on the surface as a result of it. Where ground is affected by surface run off, from adjacent areas, any work so affected shall be taken back, cleared, loosened and left in a suitable condition.

Ground Loosening
Ground shall only be cultivated when loosening is required. Where soil is to be left undisturbed and the ground is already in a suitable condition for the use of a stamper and plate system of large areas and by a multi-tined rotary cultivator or by hand on small areas, ground shall at no time be traversed by heavy machinery, for grading or any other purpose after cultivating and/or loosening other areas.

Grading Ground
When carrying out mechanical cultivations, ground shall be lightly cross-ploughed and the furrows subsequently broken down by harrowing. Ground shall be hand dug to the depth specified in the Schedule of Works and all weeds, stones and other rubbish shall be removed.

Levels of Ground
Finished levels shall be as shown and approved by the contractor on site and shall be the responsibility of the contractor. Should any discrepancies be found between any levels shown on the drawings and the actual levels on site, the contractor shall inform the Landscape Architect before proceeding with the work. Levels shall be in accordance with BS 4428:1989 Section 4 and BS 5837:2012. Where necessary any disturbed areas shall be re-graded to match adjacent levels and contours.

Compaction and Stone Picking
The suitability of compaction, heavy machinery shall be minimised where possible to avoid damage to soil structure, where necessary, ground shall be thoroughly loosened up to a depth of 300mm. Where heavy machinery is required, boards shall be used to spread the load. Where soil is affected by heavy rainfall, heavy machinery shall not be used. Any damage caused by the use of heavy machinery shall be made good at the contractors own expense. Stones and rubble exceeding 50mm in any direction shall be removed from the surface of the ground prior to the commencement of any other operations.

Soil Analysis
Where required by the Landscape Architect, soil samples shall be taken from the site and analysed by a recognised soil analyst. The cost of analysis shall be paid by the client. Soil analysis shall be carried out in accordance with the recommendations of BS 3882:2007. Recommendations for topsoil. Results, shall include, but not be limited to, texture, soil pH, Soluble salts, trace elements, organic matter content, and other contaminants as may be required by the Landscape Architect. Soil analysis shall be carried out by a recognised laboratory.

Soil Improvement
The suitability of soil improvers, heavy machinery shall be minimised where possible to avoid damage to soil structure, where necessary, ground shall be thoroughly loosened up to a depth of 300mm deep. Where heavy machinery is required, boards shall be used to spread the load. Where soil is affected by heavy rainfall, heavy machinery shall not be used. Any damage caused by the use of heavy machinery shall be made good at the contractors own expense. Soil improvers shall be applied in accordance with the manufacturer's recommendations. Soil improvers shall be incorporated into the ground by cultivation. Soil improvers shall not be used on waterlogged ground. Soil improvers shall not be used on ground covered by snow or ice. Soil improvers shall not be used on ground that is frozen or on ground that is likely to become frozen before the soil improver has been incorporated.

Spreading Topsoil
Topsoil shall be evenly spread to the thickness specified in the Schedule of Works and to the levels shown on the drawings. Where no thickness is specified, topsoil shall be spread to a minimum depth of 150mm. Where topsoil is to be spread in areas of trees, shrubs or hedges, topsoil shall be spread to a minimum depth of 300mm. Where topsoil is to be spread in areas of grass, topsoil shall be spread to a minimum depth of 150mm. Topsoil shall be spread in layers not exceeding 300mm at a time. Each layer shall be lightly consolidated before the next layer is spread. Topsoil shall be spread in dry weather conditions when the ground is not frozen, waterlogged or covered with snow. Topsoil shall not be spread on ground that is frozen or on ground that is likely to become frozen before the topsoil has been incorporated by subsequent horticultural operations.

PLANTING

Cultivation
Planting areas shall be cultivated to a depth of 300mm from the original ground, or where new ground is contracted, thoroughly loosened.

Fertilisers
Where required, fertilisers shall be applied in accordance with the manufacturer's instructions and at the rates recommended.

Soil Improvers
Where required, soil improvers shall be applied in accordance with the manufacturer's instructions and at the rates recommended.

Topsoil
Topsoil shall be obtained from the surface layers of the site to a depth of 300mm. It shall be free from subsoil, clay lumps, stones, roots, sticks and other extraneous matter. It shall not be taken when in a wet or frozen condition. Topsoil shall be of a loamy texture, with a pH value of between 6.5 and 7.5 and shall contain sufficient nutrients for healthy plant growth. It shall not contain more than 5% by volume of decomposed vegetable matter. Topsoil shall be stored in heaps not exceeding 2m in height and shall be kept free from weeds.

Subsoil
Subsoil shall be obtained from the lower layers of the site. It shall be free from clay lumps, stones, roots, sticks and other extraneous matter. It shall not be taken when in a wet or frozen condition. Subsoil shall be stored in heaps not exceeding 2m in height and shall be kept free from weeds.

Imported Topsoil
Where there is insufficient topsoil on site, imported topsoil shall be obtained from a source approved by the Landscape Architect. Imported topsoil shall be of the same quality as topsoil described above. Imported topsoil shall be delivered to site in a friable condition and shall not be stored on site.

Imported Subsoil
Where there is insufficient subsoil on site, imported subsoil shall be obtained from a source approved by the Landscape Architect. Imported subsoil shall be of the same quality as subsoil described above.

Finished Levels
Finished levels shall be to the levels shown on the drawings.

Stakes for trees
Stakes shall be a tanalised round softwood, pointed at one end and of the dimensions specified in the Schedule of Works. Stakes shall be driven into the base of the tree pit prior to planting the tree and backfilling.

Ties for trees
Ties shall be of the type and dimensions specified in the Schedule of Works. Ties shall be fixed to the stakes in accordance with the manufacturer's instructions.

Tree Pits
Tree pits shall be excavated to the dimensions specified in the Schedule of Works. The sides of the pit shall be vertical and the base of the pit shall be level. The bottom 150mm of the pit shall be dug and broken up, backfilled with topsoil mixed with fertiliser in accordance with the manufacturer's instructions.

Backfilling around Trees
Backfilling around trees shall be carried out with topsoil mixed with fertiliser in accordance with the manufacturer's instructions. Backfilling around trees shall be carried out in layers not exceeding 150mm deep. Each layer shall be lightly consolidated before the next layer is placed. Backfilling around trees shall be carried out in such a way as to avoid damage to the roots of the tree.

Planting of trees
Trees shall be planted in the centre of the tree pit and at the same depth as grown in the nursery. The roots shall be spread out and the topsoil, mixed with fertiliser, shall be worked in between the roots. Backfilling around trees shall be carried out in layers not exceeding 150mm deep. Each layer shall be lightly consolidated before the next layer is placed. Backfilling around trees shall be carried out in such a way as to avoid damage to the roots of the tree.

Staking
A 75mm minimum layer of mulch or grass cuttings shall be placed around the base of the tree, within a radius of 500mm from the stem. Mulch or grass cuttings shall not be placed against the stem of the tree. Mulch or grass cuttings shall be placed around trees within grassed areas.

Tubex Guards
Tubex guards shall be placed around trees within grassed areas in accordance with the manufacturer's instructions. Tubex guards shall be fixed to the stakes in accordance with the manufacturer's instructions.

Turf
Turf shall be delivered in accordance with BS 3969 and shall be laid in accordance with BS 4428 section 6. Turfing shall not be carried out during periods of frost nor be carried out on ground that is frozen or waterlogged. Turf shall be laid on ground that has been prepared in accordance with the relevant sections of this specification. Turf shall be laid with the joints staggered and shall be laid to the finished levels. Turf shall be watered in immediately after laying.

Seeding
Seeding shall be carried out during the growing season and shall not be carried out during periods of frost nor be carried out on ground that is frozen or waterlogged. Seeding shall be carried out on ground that has been prepared in accordance with the relevant sections of this specification. Seeding shall be carried out at the rate specified in the Schedule of Works. Seeding shall be carried out by hand or by mechanical means. Seeding shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Bulb Planting
Bulbs shall be planted in the locations shown on the drawings and at the depth specified in the Schedule of Works. Bulbs shall be planted in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Edging
Edging shall be carried out in accordance with the details shown on the drawings. Edging shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Path Edging
Path edging shall be carried out in accordance with the details shown on the drawings. Path edging shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Fencing
Fencing shall be carried out in accordance with the details shown on the drawings. Fencing shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Gates
Gates shall be carried out in accordance with the details shown on the drawings. Gates shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Railings
Railings shall be carried out in accordance with the details shown on the drawings. Railings shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Bollards
Bollards shall be carried out in accordance with the details shown on the drawings. Bollards shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Kerbs
Kerbs shall be carried out in accordance with the details shown on the drawings. Kerbs shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Paving
Paving shall be carried out in accordance with the details shown on the drawings. Paving shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Tree guards
Tree guards shall be carried out in accordance with the details shown on the drawings. Tree guards shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Tree grilles
Tree grilles shall be carried out in accordance with the details shown on the drawings. Tree grilles shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Tree pits
Tree pits shall be carried out in accordance with the details shown on the drawings. Tree pits shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Tree planting
Tree planting shall be carried out in accordance with the details shown on the drawings. Tree planting shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Shrub planting
Shrub planting shall be carried out in accordance with the details shown on the drawings. Shrub planting shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Hedge planting
Hedge planting shall be carried out in accordance with the details shown on the drawings. Hedge planting shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Climber planting
Climber planting shall be carried out in accordance with the details shown on the drawings. Climber planting shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Wildflower meadow mix
Wildflower meadow mix shall be carried out in accordance with the details shown on the drawings. Wildflower meadow mix shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Grass seeding and maintenance
Grass seeding and maintenance shall be carried out in accordance with the details shown on the drawings. Grass seeding and maintenance shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Bulb planting and maintenance
Bulb planting and maintenance shall be carried out in accordance with the details shown on the drawings. Bulb planting and maintenance shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Turf laying and maintenance
Turf laying and maintenance shall be carried out in accordance with the details shown on the drawings. Turf laying and maintenance shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Seeding and maintenance
Seeding and maintenance shall be carried out in accordance with the details shown on the drawings. Seeding and maintenance shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Wildflower meadow mix and maintenance
Wildflower meadow mix and maintenance shall be carried out in accordance with the details shown on the drawings. Wildflower meadow mix and maintenance shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Grass seeding and maintenance
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Bulb planting and maintenance
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Turf laying and maintenance
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Seeding and maintenance
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Wildflower meadow mix and maintenance
Wildflower meadow mix and maintenance shall be carried out in accordance with the details shown on the drawings. Wildflower meadow mix and maintenance shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

GRASS SEEDING AND MAINTENANCE

Soil Preparation and Cultivation
The soil shall be prepared by loosening the surface layers to a depth of 100mm by raking, harrowing or other approved means. Any stones, roots, rubbish or other deleterious material brought to the surface during cultivation shall be removed from the site. The surface shall be left in a fine tilth suitable for sowing.

Seeding
Seeding shall be carried out during the growing season when the soil is in a suitable condition. Seed shall be sown evenly at the rate specified in the Schedule of Works. Seed shall be lightly raked in and rolled with a light roller.

Seed Mix
The seed mix shall be ACT 16 or equal and from Hydro Seed Ireland Ltd.

Grass seed shall be a mixture of 30% perennial ryegrass, 30% fescue and 40% clover, or as otherwise specified in the Schedule of Works. Seed shall be sown at the rate specified in the Schedule of Works, typically 35g per square metre.

Alternative mixtures of the above species may be used if approved by the Landscape Architect.

Protection of Newly Seeded Areas
All reasonable precautions shall be taken to ensure that the protection of the traffic does not restrict the shall be seen as by pedestrians, wandering animal farmers. Where there is short lengths, the Contractor shall erect temporary fencing to protect the newly seeded areas from damage by pedestrians or animals.

First Cut of Wildflower Meadow
Areas seeded as Wildflower Meadow shall not be cut for the germinating and first growth of wildflowers. When the meadow reaches a height of 100mm, areas seeded as Wildflower Meadow shall be cut to a height of 50mm. All cuttings shall be removed and composted off site.

Subsequent Cuts
Thereafter, when the grass grows to 100mm high, it shall be cut again to 50mm with a flail type mower, and all of the resultant grass cuttings shall be removed.

Watering Grass
Any newly sown or planted areas shall be watered as required to ensure that the roots remain moist and encourage healthy growth.

Maintenance
All maintenance operations shall be carried out in accordance with the details shown on the drawings. Maintenance operations shall be carried out in such a way as to avoid damage to the roots of trees, shrubs or hedges.

Damage to Existing Grass
The contractor will be responsible for making any and all damage to existing grass areas, whether caused by the contractor or his employees, and shall repair any damage to the satisfaction of the Landscape Architect.

Replacement Trees
Any trees which die or become diseased within the first five years of the contract shall be replaced with trees of the same species and size as originally planted.

Replacement Shrubs
Any shrubs which die or become diseased within the first five years of the contract shall be replaced with shrubs of the same species and size as originally planted.

Replacement Grass
Any areas of grass which die or become diseased within the first five years of the contract shall be replaced with grass of the same species and size as originally planted.

Replacement Wildflower Meadow
Any areas of wildflower meadow which die or become diseased within the first five years of the contract shall be replaced with wildflower meadow of the same species and size as originally planted.

Replacement Bulbs
Any bulbs which die or become diseased within the first five years of the contract shall be replaced with bulbs of the same species and size as originally planted.

Replacement Shrubs
Any shrubs which die or become diseased within the first five years of the contract shall be replaced with shrubs of the same species and size as originally planted.

Replacement Trees
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Replacement Grass
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Replacement Wildflower Meadow
Any areas of wildflower meadow which die or become diseased within the first five years of the contract shall be replaced with wildflower meadow of the same species and size as originally planted.

Replacement Bulbs
Any bulbs which die or become diseased within the first five years of the contract shall be replaced with bulbs of the same species and size as originally planted.

Amends to footpaths	Dec 12	D
Amends to boundary	Dec 12	B
Amends to boundaries and clients comments	Dec 12	A

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Rev	Date

tba
Landscape Architecture
Arboriculture
1st Floor, Building 2
Wharf Business Centre
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Tel: 0161-308 3765
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Project
HENTHORN ROAD, CLITHEROE

TAYLOR WIMPEY

Title
LANDSCAPE STRUCTURE PLAN
(3 of 3)

Date	Scale(s)	Dwg no	Rev
01.11.12	1:500 @ A0	4271.06	C

Ref	Chkd
NF/ HS	JW

Appendix 4:

Ribble Valley Borough Council Formal Screening Opinion (dated 5 December 2012)

10 DEC 2012

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: COLIN SHARPE
direct line: 01200 414500
e-mail: colin.sharpe@ribblevalley.gov.uk
my ref: CS/3/2012/1027/P
your ref:
date: 5 December 2012

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414487
www.ribblevalley.gov.uk

Dear Ms Brett

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011

PROPOSED DEVELOPMENT OF LAND AT HENTHORN ROAD CLITHEROE.

Under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 the Council has undertaken a formal Screening Opinion.

The site submitted for consideration under the above reference is located to the west of Henthorn Road, and to the west of Clitheroe town centre. The proposed development is a reserved matters application following an outline permission (3/2010/0719/P) for a housing scheme comprising 270 dwellings (C3) with associated roads, Public Open Space and community park.

Having considered the proposals as detailed in your submission, Ribble Valley Borough Council is of the opinion that the application does not fall within Schedule 1 of S.I. 2011 No.1824 but within Schedule 2 Development, Part 10, Infrastructure Projects (Section 10(b) Urban Development. The application site is approximately 15.7 ha in area and therefore falls within the criteria set out for Part 10(b) as the area of development exceeds the threshold of 0.5ha. However, Ribble Valley Borough Council has also given consideration to the characteristics of the development, its location and potential impact as set out in Schedule 3 of the Environmental Impact Assessment Regulations 2011 and the criteria set out in Annex A of Circular 2/99 Environmental Impact Assessments. Annex A indicates the types of case in which an EIA is more likely to be required. It states:

A18 In addition to the physical scale of such developments, particular consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for development of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination (paragraph 41).

A19 Development proposed for sites which have not previously been intensively developed are more likely to require EIA if:-

a) the site area of the scheme is more than 5ha;

b) it would provide a total of more than 10,000m2 of new commercial floorspace; or

c) *the development would have significant urbanising effects in a previously non-urbanised area (e.g. new development of more than 1,000 dwellings).*

The Local Planning Authority considers that the proposal does **not** require an Environmental Impact Assessment. The reasons for adopting this Screening Opinion are as follows:

The site is not considered to fall within a Sensitive Area as defined in the Regulations. However being a development area greater than 0.5ha the proposal exceeds the threshold of the Regulations and the requirement for EIA therefore rests on whether the proposals will have significant environmental effects.

DETR Circular 02/99 Environmental Impact Assessment advises that, as a starting Point Authorities should study Schedule 3 to the Regulations which set out the selection criteria which must be taken into account in determining whether a development is likely to have significant effects on the environment. It identifies 3 main types of case where EIA will be needed for Schedule 2 development:-

a) For major developments which are of more than local importance.

b) For developments which are proposed for particularly environmentally sensitive or vulnerable locations.

c) For developments with unusually complex and potentially hazardous environmental effects.

In assessing your site against the Schedule 3 criteria the following conclusions have been reached

CHARACTERISTICS OF DEVELOPMENT

Size
The overall site extends to approximately 15.7ha (270 dwellings with associated roads, POS and community park). When compared with the existing size of the town of Clitheroe this scale of development is not considered to have a significant urbanising effect in a previously non-urbanised area.

Cumulation
The scheme would result in the addition of 270 houses and there are no existing or approved developments in the vicinity that would require an EIA to evaluate them at Reserved Matters stage.

Use of Natural Resources
None.

Waste
The proposal would not result in the production of waste other than that normally associated with an urban infrastructure project.

Pollution and Nuisances
The proposal is likely to result in additional traffic during construction of the development. The proposal will result in additional traffic when the development is complete however the level of traffic generated and its impact on the local road network is not considered to result in significant impacts due to the scale of development proposed. With increased development traffic there will be some increased noise and air quality impacts but these are likely to be of limited significance.

The matter of potential ground contamination/remediation is covered by condition no.6 on the outline permission.

Risk of Accidents
The proposal in itself is not considered to result in additional accidents at the site or within the immediate vicinity.

LOCATION OF DEVELOPMENT

Existing Land Use
The site is greenfield in nature and outside the defined settlement limit of Clitheroe as defined in the Ribble Valley Districtwide Local Plan (saved policies G2/G5).

Natural Resources
The development site itself does not form part of any sensitive area and any effects upon the adjoining non-statutory Biological Heritage Site are covered by appropriate conditions on the outline permission.

Capacity of the Natural Environment
There are no international or national designations affecting the site.

CHARACTERISTICS OF THE PROPOSED IMPACT

Extent
Due to the scale of this development it is not considered to be a major development of more than local importance.

Transfrontier Nature
No issues raised in this regard.

Magnitude and Complexity
No issues raised in this regard.

Probability
No issues raised in this regard.

Duration, Frequency and Irreversibility
The final completed development will be permanent and change the nature of the land in question.

CONCLUSIONS

The development is not proposed in a particularly environmentally sensitive or vulnerable location nor would it have unusually complex and potentially hazardous environmental effects.

Having carefully assessed the potential impacts of a development of this scale it is the view of Ribble Valley Borough Council that the impact of the development would be of a localised nature and not have wider environmental impacts beyond the site.

I have enclosed a copy of a screening checklist document that has helped formulate this decision for reference.

Yours sincerely

JOHN MACHOLC
HEAD OF PLANNING SERVICES

Ms H. Brett
How Planning LLP
40 Peter Street
Manchester
M2 5GP

EIA ANALYSIS AND SCREENING PROFORMA

	EIA details	
A	**Schedule 1**	
(i)	Is the proposed development Schedule 1 development as described in Schedule 1 of the EIA Regulations?	
	Yes	
	No	X
(ii)	If YES, under which description of development i.e. Nos. 1-21?	
B	**Schedule 2**	
(i)	Is the proposed development Schedule 2 development as described in Column 1 of Schedule 2 of the EIA Regulations?	
	Yes	X
	No	
(ii)	If YES, under which description of development in Column 1 i.e. Nos. 1-13?	
	10(b) Urban Infrastructure Project	
(iii)	Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	
	Yes	
	No	X
(iv)	If YES, which area?	
(v)	Are the applicable thresholds/criteria in Column 2 exceeded/met?	
	Yes	X
	No	
(vi)	If yes, which applicable threshold/criteria?	
	site area greater than 0.5ha	
Name	Colin Sharpe	
Date	05 December 2012	

SITE LOCATION: Land at Henthorn Road Clitheroe.

DESCRIPTION OF DEVELOPMENT: Reserved matters application pursuant to an outline permission (3/2010/0719) granted on appeal (APP/T2350/A/11/2161186) seeking approval for the layout, scale, appearance and landscaping of 270 dwellings, open space and a community park.

APPLICATION REF: 3/2012/1027/P

SCREENING DECISION

SCHEDULE 2 DEVELOPMENT NOT LIKELY TO HAVE SIGNIFICANT EFFECTS ON THE ENVIRONMENT AND THEREFORE EIA NOT REQUIRED IN THIS INSTANCE.

SCREENING

A. CHECKLIST			
Questions to be considered		**Likely/Unlikely – briefly describe**	**Is this likely to result in a Significant effect?** **Yes/No - why?**
1	Will construction, operation or decommissioning of the Project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Yes – the development will be on existing un-developed fields.	No. The loss of fields for residential development at this scale is not significant or out of character when compared to surrounding land uses and has been accepted in principle by the outline permission.
2	Will construction or operation of the Project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Yes – During construction the project will use land resource and the normal materials associated with the construction of buildings	No - the construction of houses in this location is not predicted to have a complex or unusual effect and would therefore not be significant
3	Will the Project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	Yes – Building materials	No – Health and Safety at Work legislation is in place to mitigate any effects
4	Will the Project produce solid wastes during construction or operation or decommissioning?	Possibly waste produced during construction	No – Regulations exist to govern the removal of building waste
5	Will the Project release pollutants or any hazardous, toxic or noxious substances to air?	Yes - air pollution from traffic and dust produced during construction	No – These effects are not considered to be significant given the scale of the proposed development and Health and Safety Regulations are in place to manage dust from the construction phase.
6	Will the Project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Possibly - during construction and after use of development site	No – A construction method statement to minimise disturbance to local residents during construction is required by Condition No.24 of the Outline Permission. In terms of final use, light and heat from new homes will be generated but given the scale of development proposed these effects are not considered to be significant in this context.
7	Will the Project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	No Nothing identified	

8	Are there any areas on or around the location which are already subject to pollution or environmental damage e.g. where existing legal environmental standards are exceeded, which could be affected by the project?	No No evidence of existing environmental damage	
9	Will there be any risk of accidents during construction or operation of the Project which could affect human health or the environment?	Yes - during construction only	No - construction will be expected to adhere to Health and Safety Regulations
10	Will the Project result in social changes, for example, in demography, traditional lifestyles, employment?	Yes – The provision of new homes for the town.	No - Associated rise in population in relation to the existing population is not considered to be significant.
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	No	
12	Are there any other areas on or around the location which are important or sensitive for reasons of their ecology e.g. wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	Yes – The River Ribble that adjoins part of the western site boundary is a non-statutory Lancashire County Council Biological Heritage Site.	No – Appropriate protection and mitigation/compensation measures are the subject of conditions 14–21 inclusive of the outline permission.
13	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Yes – Possibly Otters, Water Vole, Whiteclawed Crayfish and Badgers.	No – Appropriate protection and mitigation is provided by Conditions 14-17 inclusive of the outline permission.
14	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	No Nothing identified	
15	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	No	
16	Is the project in a location where it is likely to be highly visible to many people?	Yes – the proposal site is adjoined to the north by residential development.	No – Given the scale of the proposal it is not considered out of context with the existing settlement
17	Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be	Yes – The site is adjoined to the east by a road that provides access to a household Waste Recycling Centre.	No – Given the scale of the proposal it is not considered that the route would be significantly affected.

	affected by the project?		
18	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	No	No – the proposed development is not expected to have a material effect on traffic levels.
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Yes – The site has been identified as having a high/medium potential for archaeological deposits.	No – The matter can be addressed by appropriate surveys/analysis and the implementation of any mitigation measures that may be found to be necessary – as required by Condition 13 of the outline permission.
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Yes - the land is currently grassland in nature	No
21	Are there existing land uses on or around the location e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Yes - residential development to the north and north-east of the site.	No – proposal would be unlikely to have any significant detrimental impact on existing neighbouring land uses
22	Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Yes – residential development to the north and north-east of the site.	No – The level of development is not considered to be significant.
23	Are there any areas on, or around, the location which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected by the project?	No	No
24	Are there any areas on or around the location which contain important, high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	No Nothing identified	
25	Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic	No	

	conditions e.g. temperature inversions, fogs, severe winds, which could cause the project to present environmental problems?		
26	Are there any plans for future land uses on or around the location which could be affected by the project?	No	
27	Are there any other factors which should be considered, such as consequential development which could lead to environmental effects, or the potential for cumulative impacts with other existing or planned activities in the locality?	No.	

The Screening Checklist provides a list of questions to help identify where there is the potential for interactions between a project and its environment.

These questions have been considered for each "Yes" answer in the Screening Checklist and the conclusion and the reasons for it noted in the checklist. The questions are designed so that a "Yes" answer will generally point towards the need for EIA and a "No" answer to EIA not being required.

Questions to be Considered

1. Will there be a large change in environmental conditions?
2. Will new features be out-of-scale with the existing environment?
3. Will the effect be unusual in the area or particularly complex?
4. Will the effect extend over a large area?
5. Will there be any potential for transfrontier impact?
6. Will many people be affected?
7. Will many receptors of other types (fauna and flora, businesses, facilities) be affected?
8. Will valuable or scarce features or resources be affected?
9. Is there a risk that environmental standards will be breached?
10. Is there a risk that protected sites, areas, features will be affected?
11. Is there a high probability of the effect occurring?
12. Will the effect continue for a long time?
13. Will the effect be permanent rather than temporary?
14. Will the impact be continuous rather than intermittent?
15. If it is intermittent will it be frequent rather than rare?
16. Will the impact be irreversible?
17. Will it be difficult to avoid, or reduce or repair or compensate for the effect?

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