

Waddow View

Clitheroe.

Design Justification Statement

December 2018



DAVID WILSON HOMES
WHERE QUALITY LIVES



BARRATT
HOMES





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Introduction

Introduction

This Design Justification Statement has been prepared by APD Ltd to demonstrate the amendments to the planning layout following discussions with Stephen Kilmartin at Ribble Valley Council. The planning layout forms part of the current reserved matters application reference: 3/2018/0181.

The original application was for 241 dwellings and throughout the planning process the number of dwellings has reduced to 208 dwellings through addressing the comments.



Design Justification

Comparison to the submitted planning layout

ORIGINAL PLANNING LAYOUT SUBMITTED - DATED MARCH 2018 - 241 DWELLINGS



AMENDED LAYOUT - Rev P6 DATED 12-12-18 - 208 DWELLINGS



Design Justification

Comparison to the submitted planning layout

SUBMITTED PLANNING LAYOUT - Rev P3 DATED 02-11-18

AMENDED LAYOUT - Rev P6 DATED 12-12-18



Design Justification

Comparison to the submitted planning layout

SUBMITTED PLANNING LAYOUT - Rev P3 DATED 02-11-18

AMENDED LAYOUT - Rev P6 DATED 12-12-18



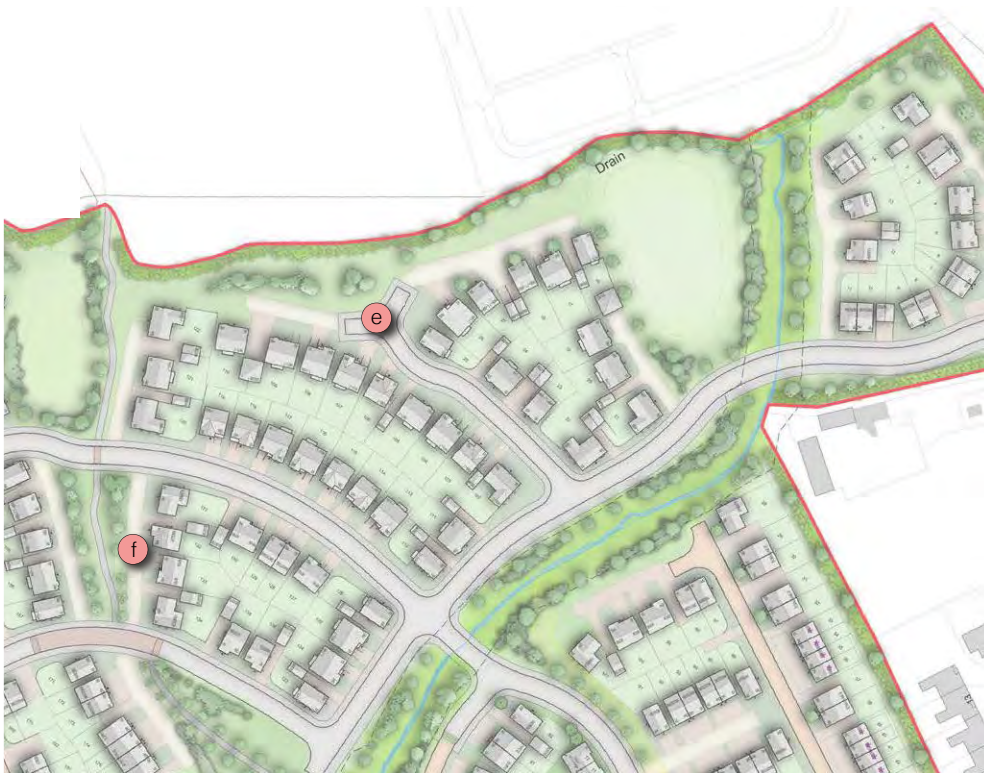
AMENDMENT:

- a) Reconfiguration of the private drive to be more swept and traditional in layout.
- b) Removal upfront parking to the street scene to the gateway to the site.
- c) Removal of driveway that 'cuts' into the public open space.

Design Justification

Comparison to the submitted planning layout

SUBMITTED PLANNING LAYOUT - Rev P3 DATED 02-11-18



AMENDED LAYOUT - Rev P6 DATED 12-12-18



AMENDMENT:

- e) Increased turning head size following a swept path analysis.
- f) Removal of private drive to increase the green space.

Design Justification

Comparison to the submitted planning layout

SUBMITTED PLANNING LAYOUT - Rev P3 DATED 02-11-18



AMENDED LAYOUT - Rev P6 DATED 12-12-18



AMENDMENT:

- g) Reconfiguration of parking into a rear parking courtyard to remove a large amount of upfront parking to the street scene and public open space.
- h) Change of plots to remove a large amount of upfront parking.

Design Justification

Comparison to the submitted planning layout

SUBMITTED PLANNING LAYOUT - Rev P3 DATED 02-11-18



AMENDED LAYOUT - Rev P6 DATED 12-12-18



AMENDMENT:

- i) Reconfigured building lines to ensure the development blocks line through with each other and 2 bed bungalows added.
- j) Development block moved back to increase the amount of public open space.

Design Justification

Comparison to the submitted planning layout

SUBMITTED PLANNING LAYOUT - Rev P3 DATED 02-11-18



AMENDED LAYOUT - Rev P6 DATED 12-12-18



AMENDMENT:

- k) Removal of one plot as it was sat outside of the building line.
- l) Removal of large amount of upfront parking to the street scene.

Summary of Comments

Summary

Comment Received - 1.3 Following on from our discussions, you will be aware that there is a requirement to provide 'Older Persons Housing' on site comprising 15% of the total number of housing units constructed on site of which 50% will be Affordable Housing Units and 50% Market Housing Units. No details in respect of the mix of this provision has been provided on the submitted drawing. I am therefore unable, at this stage, to provide a viewpoint in respect of the proposed older persons housing mix.

Response - Mix is policy compliant, schedule updated on latest layout to reflect this.

Comment Received - 1.4 You will be aware of the current LLFA response, this matter should be addressed in concert with any revised submission documentation submitted to the authority.

Response -An indicative site drainage strategy, including:

- Preliminary sustainable drainage proposals and locations
- Existing and/or proposed sewers, drains and watercourses
- Surface water outfall locations

Our current drainage schematic covers these points.

Comment Received - 1.5 I would once again refer you to the design principles approved as part of the outline consent, it is imperative that the agreed principles inform the overall design approach to the site if the application is to be considered pursuant to the extant consent. You will note points 6.2 and 6.3 of the approved Design & Access Statement that provide a number of clear design intentions. I would request that you submit a supporting statement that clearly conveys how you consider that these overall design principles have informed the design approach in respect of the current reserved matters proposal.

Response -

- New primary entrance with carefully designed landscape features create an inviting access point. - This has been achieved through the Reserved Matters Proposals.
- Carefully spaced outward facing feature blocks, overlooking a landscaped amenity area creating an attractive setting. - This has been achieved through the Reserved Matters Proposals.
- Low density blocks fronting Kirkmoor Road, building lines respected and boundary treatments carefully selected to help assimilate the buildings into the landscape setting. Existing hedgerow maintained. - The majority of housing fronting Kirkmoor Road are low density.

- Soft landscaped areas adjacent main access road provide soft edging. - This has been achieved through the Reserved Matters Proposals.
- Hedge lined streets, careful consideration to vista terminations at the open space areas and vantage points with views over the existing rural setting. - This has been achieved through the Reserved Matters Proposals.
- Outward facing blocks, well spaced creating a soft edge overlooking the openspace areas.- This has been achieved through the Reserved Matters Proposals.
- Retained Public Footpath, enhanced to create an attractive landscape feature and setting which highlights important pedestrian/cycle routes. - This has been achieved through the Reserved Matters Proposals.
- Principle street follows a route which forms an integral part of and interacts with the building form, open space areas and landscape features. This principle of interaction along this important route creates an interesting and noteworthy journey through the development.- This has been achieved through the Reserved Matters Proposals.

Summary of Comments

Summary

- *Prominent blocks with mass, character and a suitable street presence to stand at the head of these important vistas. Frontage parking minimised creating uncluttered views of this important area. - Focal plots with chimney details have been used along main street, with rendered units & 2.5 storey used as prominent focal plots.*
- *Well connected and accessible open space area. Perception changes depending on which approach route is taken, achieved by carefully manipulating vistas, pinch points, block massing and positioning. Attractive and distinctive landscaping and street furniture adds further to this effect.- This has been achieved through the Reserved Matters Proposals.*
- *Existing brook retained and enhanced with carefully designed landscaping to emphasis the rural setting. - This has been achieved through the Reserved Matters Proposals.*
- *Irregular varied streets 'nuts and bolts' approach, careful consideration given to parking arrangements. Soft edges and tree planting will help create an attractive and inviting environment. - This has been achieved through the Reserved Matters Proposals through the use of shared surface roads, private drives & courtyards to provide varied streets.*

- *Local Area of Play (LAP) - This has been achieved through the Reserved Matters Proposals through trim trail equipment provided to encourage movement through the POS.*

Layout:

Page: 2 of 5

Comment Received - 2.1 The revised layout appears to result in a number of plots being located less than 21m from the adjacent properties on Brungerley Avenue. It would also appear your layout fails to take account of additions/extensions that have been undertaken to the aforementioned properties. The authority will not support any proposal where the 21m interface distance standard is not met.

Response - Layout updated to accommodate 21m interface distance.

Comment Received - 2.2 Plots 95 and 6 appear discordant when considering the overall arrangement and pattern of adjacent proposed housing by virtue of its forward projection. These plots should be revised to respond more positively to the inherent crescent building-line established by adjacent proposed built form.

Response - Layout amended to accommodate, plots repositioned to improve relationship with adjacent plots

Comment Received -2.3 Plots 176 – 179 appear anomalous when read in context with the overall

pattern of development and suggest that these units/ or this configuration be omitted from the revised layout. The remainder of the development parcels have an inherent and well defined building line that is contained within an overall clearly legible block form - the current layout in this area undermines the overall legibility and cohesion of the development pattern in the area.

Response - Layout amended to accommodate, plots repositioned to improve relationship with adjacent plots.

Comment Received - 2.4 In respect of the south-western extents of the site, I have fundamental concerns regarding the overall arrangement for plots 175 – 190 and 202 – 210 in respect of waste management arrangements. A number of the plots are significantly remote from the highway and do not appear to have a dedicated route/provision for taking waste receptacles from private garden area to a potential pick-up point. This is of particular concern given a number of these units are apartments.

Response - Bin store to be added to rear carpark, bin collection points added adjacent to plots 191 & 192. This area will also be covered by a management company that will monitor waste management.

Comment Received - 2.5 In respect of the above plots, it would also appear the courtyard car-parking provision falls significantly short of what would be considered as an acceptable level of provision.

Response - Layout & parking court amended to accommodate acceptable level of provision.

Summary of Comments

Summary

Comment Received -2.6 There are a number of plots that still fail to meet the 21m offset/ interface distance. Please note the authority will not support any proposal where this standard is not met. I would also be obliged if you could dimension rear to rear interface distances on any revised layout plan.

2.7 I have concerns regarding the nature of the connective pedestrian route with the Milton Avenue development located to the south. It would appear the route connects with what may be intended to be an area of private drive which may result in deterring the potential user from utilising the route. There exists the opportunity for the route to also branch eastward to the front of plots 62-67, following the route of the drainage constraint/easement. This would result in the route interfacing with a well-established footway at the termination point of the turning head to the north of plot 54.

Response - Footpath arrangement amended to reflect comments & increase connectivity through the development.

Comment Received 2.8 Further to the above point I would request the route that will front plots 67 – 74 be made more attractive for the user. I would suggest a footway be provided on the western side of the drive that will connect to the Milton Avenue connective footpath.

Response - Footpath arrangement amended to

reflect comments & increase connectivity through the development.

Comment Received - 2.9 The parking arrangement serving plots 6 and 7 appears somewhat anomalous. I would suggest that the parking for plot 6 be moved northward and accessed off the private drive as per the remainder of the plots to the north. In concert with this the parking for plot 7 should also be re-sited to adopt a side-drive arrangement similar to the plots adjacent to the west, this will negate the visual dominance of the parked motor-vehicle upon entry to the site.

Response - Unable to address at there would be 6 units off private drive.

Comment Received - 2.10 In relation to the above point, I note this area has been revised, however I consider the revisions have resulted in an overall arrangement that appears both discordant and anomalous. I also note that this may be the result of additional units being added within this development parcel. It is my opinion that this parcel revert back to a more crescent arrangement as shown on layout PL01-P3 whilst being mindful of my previous observations regarding the parking configuration in this area (2018/0181/UD/03 Point).

Response - Plots re orientated to provide more of a crescent arrangement.

Comment Received - 3.1 Due to the presence

of well-established linear landscape features it is highly likely the area has significant value as an area for foraging birds/bats, therefore the potential to accommodate nesting/roosting provision upon buildings exists. In this respect, taking account of the location of the proposed site, the Local Planning Authority would seek to secure a 75% coverage ratio of bat/bird box/brick provision across the site, the locations of which to be recommended by a licensed ecologist. I would therefore request a commitment at this stage to provide provision at the aforementioned ratio or alternative provision which results in an equitable level of habitat enhancement/uplift. (Matter not addressed/outstanding)

Response - Agree, the submitted ecology report will reflect this.

Comment Received - 3.2 As no detailed landscaping proposals have been presented at this stage I am unable to offer any observations in relation to these matters.

Response - Detailed POS landscaping due 21.12.18.

Comment Received - 3.3 There are a number of 'green' areas within the public realm that do not appear to be 'on-plot' I would expect such areas to accommodate significant tree/shrub and hedgerow planting to contribute to the overall ecological/biodiversity enhancement of the site.

Response - Detailed POS landscaping due 21.12.18.

Summary of Comments

Summary

Comment Received - 3.4 I note the inclusion of the 10m buffer around the periphery of the development site. A full planting schedule will be required in respect of the proposed landscaping of this margin. I would expect such a schedule to include a significant amount of native species tree and hedgerow/shrub planting.

Response - Detailed POS landscaping due 21.12.18.

Comment Received - 3.5 I note that the submitted sketch layout does not appear to provide any dedicated provision for usable open space. You will note that providing such provision is a requirement not only of the outline consent but also a requirement of Policy DMB4 of the Adopted Core Strategy. The LPA will be unable to support the proposal where there is a fundamental failure to provide adequate on-site usable open space.

Response - A Plan indicating usable POS has been produced.

Comment Received - 3.6 I am disappointed that the peripheral circular pedestrian route (within the green margin) appears to have been omitted from the proposal. I would consider that this should be reintroduced to allow for opportunities for residents and the wider community to engage with the green infrastructure to be brought forward as part of the proposal. I would also

request you explore the potential for the inclusion of trim trail equipment in these areas. Please refer to my previous observations in relation to arrangements/points of connectivity.

Response - Pedestrian links with trim trail equipment are proposed to promote movement & connectivity within the development and the wider surrounding area.

Comment Received - 3.7 I note the introduction of sizable areas that appear to accommodate what I assume to be attenuation ponds/basins. Full details of these should form part of any revised submission package, such details should include existing/proposed cross-sections and land levels.

Response - Sections through Attenuation pond produced and submitting as part of the addendum pack.

Comment Received - 3.8 Tree planting should be introduced into the public realm within the courtyard area serving plots 84- 96.

Response - This will be picked up on Plot Landscaping plan.

Comment Received - 3.9 I would request that as part of the overall public realm/ green infrastructure strategy that particular consideration is given to boundary treatments serving or delineating residential curtilages, with a particular focus being put on those that directly

front the public realm, those that are afforded a high level of visibility or occupy peripheral locations. It is suggested in such locations, throughout the site, that you explore non-standard proprietary fencing products and consider utilising 'instant greenscreen' or similar. This will allow the peripheral locations of the site to benefit from a more subtle visual transition into areas of P.O.S and adjacent open countryside and also add further animation within the streetscene when used within the main body of the proposal. Such treatments also assist in ecological/biodiversity uplift and will aid in reinforcing the overall 'semi-rural' language that the proposal should be seeking to convey.

Response - Green Screens to be added in suggested locations, see Boundary treatments & will be included in Plot Landscaping details.

Housing Provision:

Comment Received - 4.1 No details of proposed house-types have been issued as part of the revised package of information, I would therefore reiterate my previous observations. I would be obliged if you could forward, at your earliest convenience, the revised proposed house-types to allow for early and expedited engagement.

Response - Updated housetype pack included as part of re submission revised housetypes include the following

- Hipped roof variations to provide increased roof animation & fit in with local vernacular.
- Chimneys added to focal housetypes

Summary of Comments

Summary

- *Stone & render variations added*
- *Material pallet to consist mainly of stone with elements of buff brick & render to fit in with local vernacular.*

Comment Received - *4.2 I have noted that the overall bungalow arrangement has been revised and amenity space is now provided to each unit. In the absence of internal floor plans for the aforementioned units I am unable to provide any view as to whether they would meet the current spatial standards adopted by the authority or meet identified need in the area.*

Response - *Bungalow floor plans included in re- submission.*



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