

DESIGN AND ACCESS STATEMENT

**LAND TO THE REAR OF THE FORMER GISBURN DINER,
MAIN STREET, GISBURN**

**OUTLINE APPLICATION FOR THE ERECTION OF
2 OPEN MARKET DWELLINGS AND
3 SOCIAL HOUSING DWELLINGS**

JANUARY 2013

1 ASSESSMENT

- 1.1 The application site comprises a Greenfield site to the rear of the properties fronting Main Street which totals 0.28ha. The land extends beyond the settlement boundary as defined on the Ribble Valley Districtwide Local Plan proposals map.
- 1.2 To the south of the application site, fronting on to Main Street, there are terraced properties, both historic and modern and mostly two storey. To the east of these would be the phase 1 development previously approved.
- 1.3 Within the application site land rises to the North.
- 1.4 Main Street is part of the A59 which provides a direct link to Clitheroe, and Gisburn is therefore accessible by bus. Local services in Gisburn include a primary school, a recreation ground, a public house and several small retail outlets. There are a number of business premises in the village, and employment opportunities are also provided by the cattle market.

2 INVOLVEMENT

- 2.1 Pre-application advice was sought from Colin Sharpe, a Senior Planning Officer. His written response, dated 27 April 2012, is attached as appendix 1.
- 2.2 The provision of a total of 37 residential units at that time was considered excessive although this scheme together with Phases 1 & 2 would only result in a total of 37 units of which 16 would be specifically for low cost local needs which is in excess of the normal proportion of affordable housing and is therefore considered acceptable in terms of sustainability.

3 EVALUATION

- 3.1 The reason for the submission of this application stems from the recent approval of a residential scheme of 21 units on the former Gisburn diner site immediately to the south. An opportunity exists to further develop the site but in so doing provide the village of a higher percentage of social housing on a ratio of 2 Open Market Dwellings and 3 Social Housing Units.

4 DESIGN

4.1 USE

- 4.1.1 The proposal exceeds policy requirements with 60% of the development intended to provide social housing.

4.2 AMOUNT

- 4.2.1 The scheme proposes 5 residential units in total, comprising 2 open market properties and 3 social housing units. Furthermore, amongst the open market houses these properties will be family housing three bedrooms.

4.3 LAYOUT

- 4.3.1 Site layout is one of the matters to be determined at outline stage, and has been informed by a number of factors. They include the position of the access point from Phase I, the need to maintain vehicular access to the adjoining property and the general topography.
- 4.3.2 The affordable housing units will be provided on plots 35 to 37 inclusive and the houses on plots 33 & 34. The position of the housing is in a large part dictated by the fact of infill development between the existing property.
- 4.3.3 Finally, the layout has also been influenced by a desire to seek to achieve Secured by Design status for the development upon completion, and by the need to maintain appropriate privacy distances between existing and proposed dwellings.

4.4 SCALE

- 4.4.1 This is an outline application with access and siting only for determination at this stage. Accordingly the following details will serve only as an indication of the likely scale of the final development

4.4.2 All the properties will be two storey. The anticipated height range for the two storey properties is between 5.5m and 5.7m to the eaves and between 7.0m and 7.75m to the ridge.

4.5 LANDSCAPING

4.5.1 A detailed landscaping scheme is a matter which is reserved for subsequent approval following the grant of outline planning permission.

4.6 APPEARANCE

4.6.1 The appearance of the properties, including the choice of materials, is also a matter which is reserved for determination at a later stage. However the layout plan indicates a mixture of detached and terraced properties, as single sided development off the access road and set back varying distances from it, thus resulting in an attractively laid out development.

4.7 CRIME PREVENTION MEASURES

4.7.1 Crime prevention is in part achieved by a layout which allows good inter-visibility between dwellings, and that is demonstrated by the layout plan. More detailed measures are appropriately considered at reserved matters stage, and it is anticipated will enable the achievement of Secured by Design status.

4.8 AMELIORATION OF CLIMATE CHANGE

4.8.1 Matters associated with the amelioration of climate change are to be addressed by adopting sustainable design and construction methods as detailed in the Code for Sustainable Homes. The development will also incorporate measures necessary to achieve the Lifetime Homes Standard and adopt Secure by Design principles.

5 ACCESS

5.1 Access is one of the matters to be determined at outline stage. The access is to be taken from the approved access site from the Phase I development.

- 5.2 Within the site, the access road will terminate with a turning head. At this point an agricultural field gate will retain access to the land beyond.
- 5.3 All the dwellings will be provided with two off-street parking spaces. In all cases one space will be on the driveway, and one will comprise either an integral garage or a second driveway space.
- 5.4 Level access can be provided into all the dwellings.

6 APPENDICES

- 1 Pre-application advice letter dated 27 April 2012