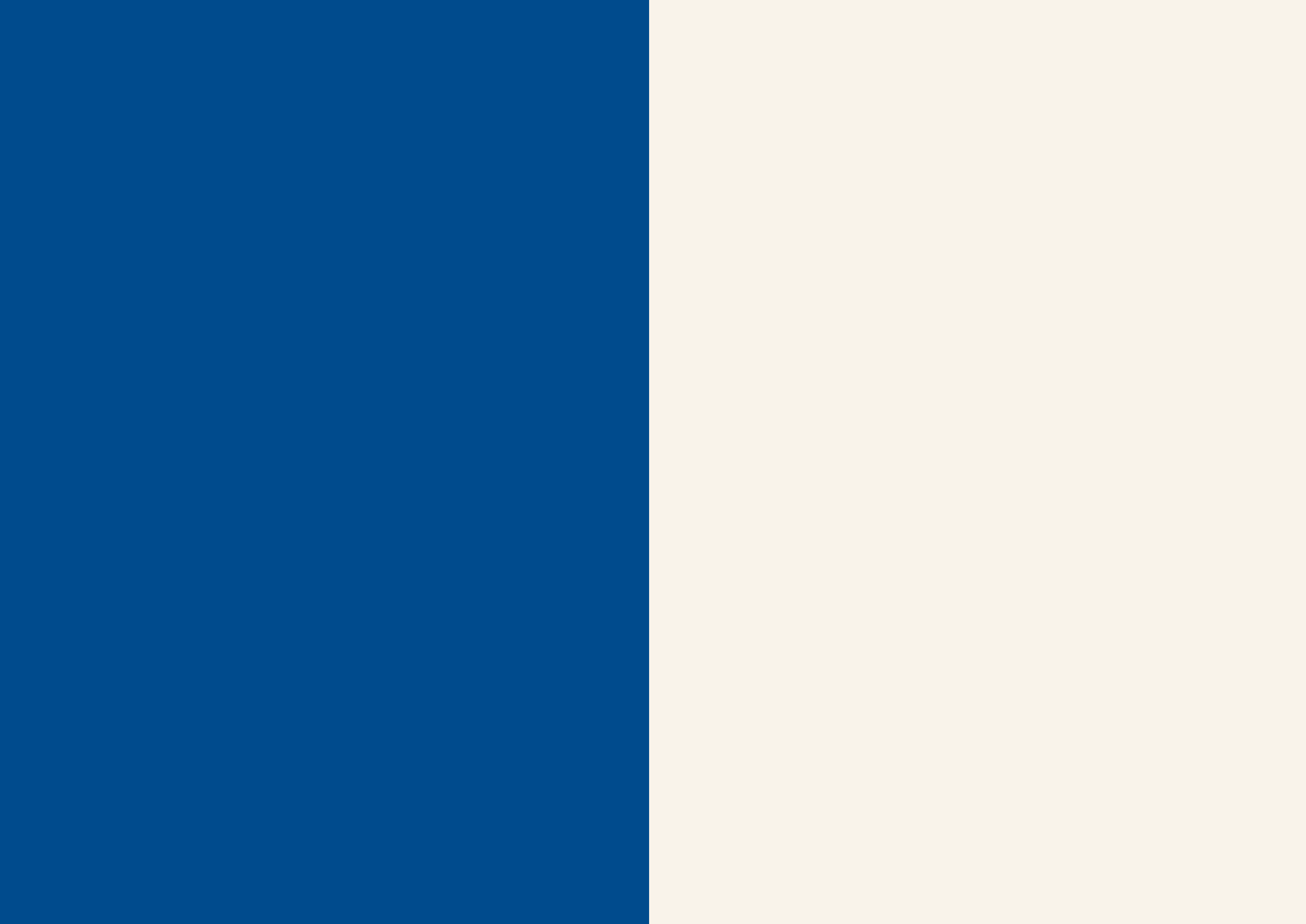


Land to the east of Clitheroe Road (Lawsonsteads) Whalley

Design and Access Statement

April 2012





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1.0 Introduction



Fig. 1



Fig. 2

This Design and Access Statement has been prepared on behalf of Commercial Estates Group (CEG) in accordance with CABE Guidelines, and in support of an outline application for development of 3.8 Ha of land to the east of Clitheroe Road (otherwise known as 'Lawsonsteads') in Whalley. A red line boundary and site plan is provided within Figure 1 and 2. Figure 1 indicates the development boundary agreed in consultation with the Local Planning Authority.

This report has been prepared by Planit-ie with input from Indigo Planning, 5 plus Architects and the environmental consultant team.

The content of this report complies with the *'Town and Country Planning (Development Management Procedure) Order 2010 (Article 8)*, which requires design and access statements to accompany most planning applications, *Circular 01/2006 Guidance on changes to the development control system* and *CABE: Design and Access Statements- How to write, read and use them (2006)*.

The intention is to create a new residential development that respects its context (the existing site features, heritage buildings, landscape character and wider landscape setting). The scheme proposes: -

- A maximum of 55 new build residential units;
- A 50 bed nursing home facility.
- New areas of open space;
- Access, car parking and ancillary landscaping.

Scope and Purpose

The purpose of this document is to analyse the site in the context of Whalley and consider how

the proposal will relate in terms of the proposed mix of uses and quantum of development.

The purpose of the analysis is to ensure that any future development responds to local character and planning guidance.

It draws on the salient points from analysis, at a strategic and site scale, highlighting the strategic physical constraints and opportunities for future development.

This document outlines the vision and design intentions for the development of the site, and explains the design philosophy for the proposals.

The outline application includes a Parameters Plan and Illustrative Masterplan. The parameters plan sets out how different land uses will be located on the site, the amount of development and maximum heights. It describes the elements for which Planning Permission is sought.

The Illustrative Masterplan is provided for information only. It describes how the site might be laid out in accordance with the parameters plan, applying the design principles identified in this Statement. This illustrative plan is intended to demonstrate that it is possible to achieve the densities and quantum of development envisaged, and to express the type and character of development envisaged for the site.

This application is submitted in outline with all matters reserved for future consideration. Any layouts and representations of the final scheme are therefore only illustrative but set out what is envisaged for the development based on the set of parameters.

2.0 Physical Analysis

This section examines the context of the site from a sub-regional to local level. This will help to inform the design proposals, and ensure that the new development respects important contextual considerations.

2.1 The Sub-Regional Context

Figure 3 indicates that Whalley is located in the Ribble Valley, between Clitheroe, Blackburn and Burnley.

The location of Whalley on the train line, between Clitheroe and Blackburn, provides links to Preston, Manchester, and sets Whalley as a good sustainable location to accommodate further growth.

In terms of the latest Census information from 2001, the total residential population of the Borough is 53,954 and in 2009 was estimated to be just below 60,000.

The main settlements in the Borough are defined in the local plan as Clitheroe, Longridge, Whalley, Wilpshire and Billington with Whalley representing the third largest settlement.

Fig. 3

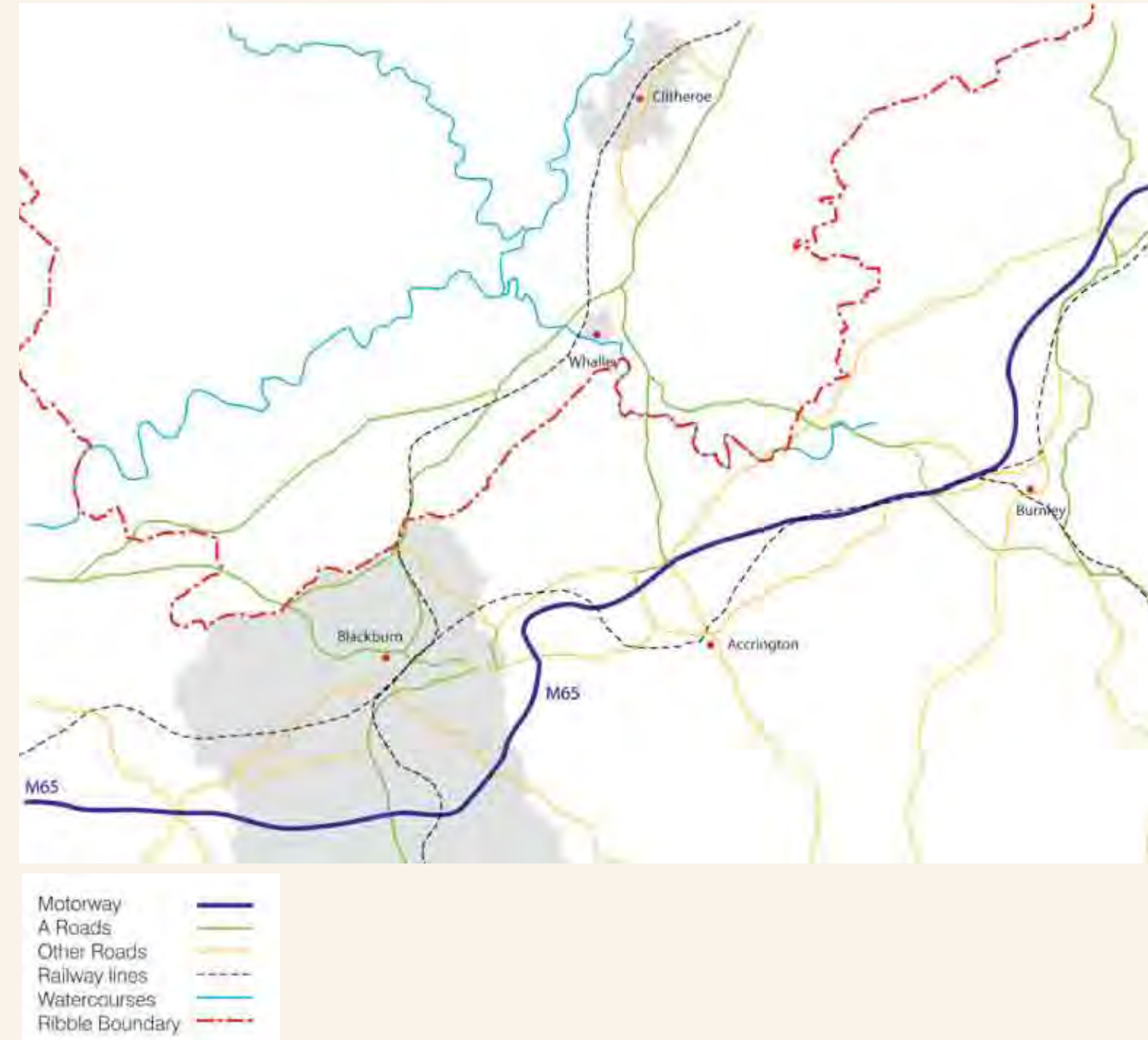
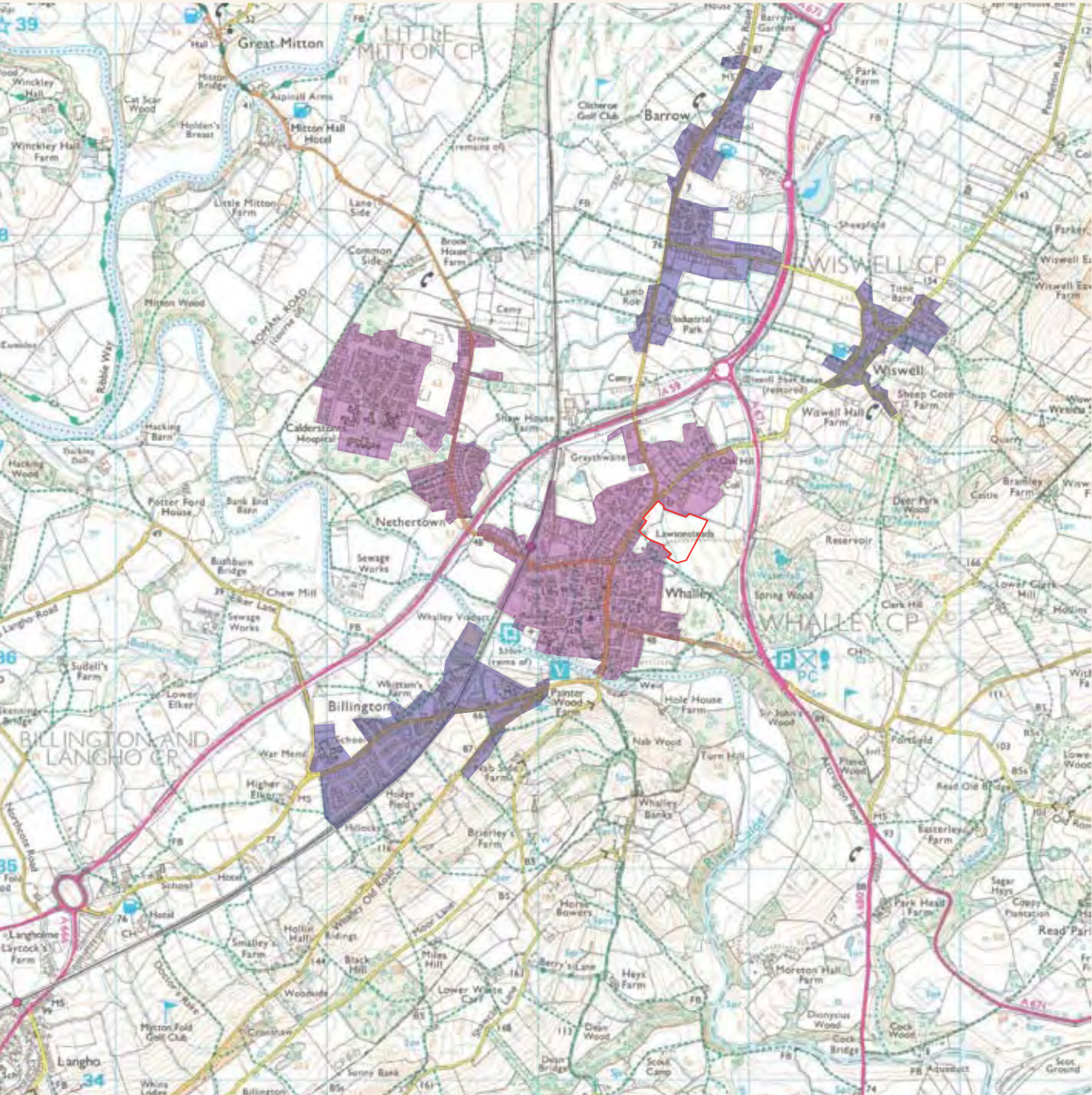


Fig. 4



2.2 The Local Context

Whalley sits on the banks of the River Calder at the heart of the Ribble Valley and is one of Lancashire’s most attractive and fascinating areas. It has a range of supporting services, facilities and community infrastructure. Whalley is central to a cluster of smaller local settlements including Barrow, Wiswell, and Billington.

Figure 4 indicates the hierarchical importance of Whalley in the context of surrounding village clusters.

2.3 Landscape Character

National Landscape Character

Whalley lies on the fringes of two National Character Areas, as defined by The Character of England Landscape, Wildlife and Cultural Features Map produced in 2005 by Natural England with support from English Heritage (updated from The Countryside Character Map of England, Countryside Commission, 1996).

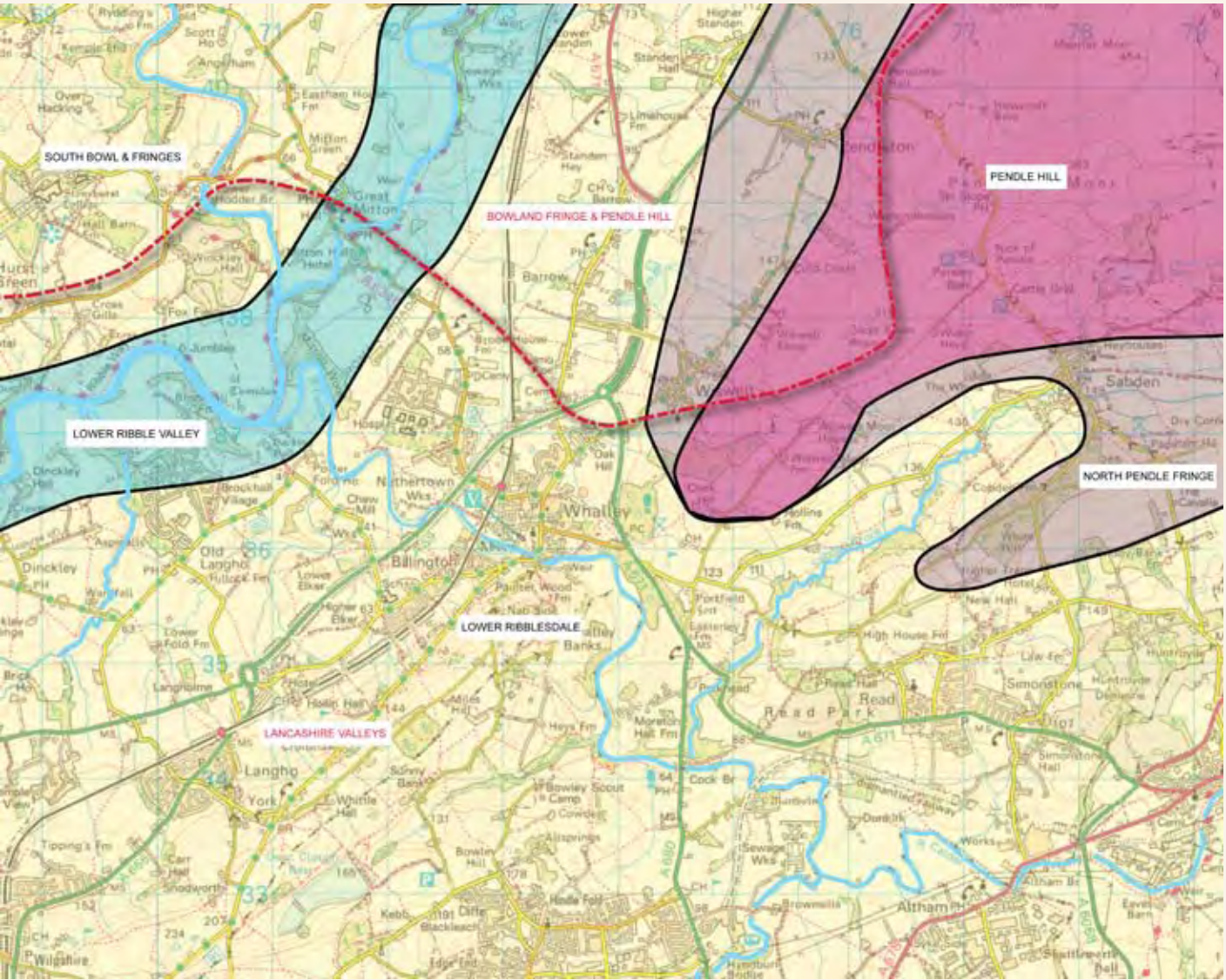
Whalley lies on the northern edge of Character Area 35: Lancashire Valleys. The area extends from Chorley in the south-west, to Skipton in the north-east, and incorporates the conurbations of Blackburn and Burnley. The Area is defined by the following key characteristics: -

- The broad valley of the river Calder and its tributaries running northeast/southwest between natural backdrops of Pendle Hill and the Southern Pennines.
- Intensely urban character derived from main towns of Blackburn, Accrington and Burnley which have developed rapidly since the industrial revolution.
- A strong industrial heritage, associated with cotton weaving and textile industries. Redundant or underutilised mill buildings, mill lodges and ponds.
- Profusion of communication routes along the valley bottom including the Leeds and Liverpool Canal, the Preston-Colne rail link and M65 motorway.
- Victorian stone buildings well-integrated into the landscape.

- Numerous large country houses with associated parklands particularly on northern valley sides away from major urban areas.
- Remnants of agricultural land fragmented by industry and scattered development.
- Field boundaries, regular to the west and irregular to the east are degraded around the urban areas, formed of hedges with few hedgerow trees and, at higher elevations, of stone walls and post and wire fences.
- Small woodlands are limited to cloughs on valley sides.

To the immediate north of Whalley lies Character Area 33: Bowland Fringe and Pendle Hill. The Area is extensive, extending from Whalley in the south to Kirby Lonsdale in the north but is interrupted by the Bowland Fells, which occupy higher ground to the north of Whalley.

Fig. 5



Key characteristics of the Character area are shown in Figure 5, and include:-

- Undulating rolling landscape with local variation created by both the numerous river valleys and the outlying upland features of Beacon Fell, Longridge Fell and Pendle Hill.
- Meandering and commonly tree-fringed rivers with oxbow lakes form prominent features within the predominantly pastoral landscape.
- Predominantly Grade 3 agricultural land supporting permanent pasture, mostly improved, for dairy and livestock farming.
- Intensively managed landscape, with lush hay meadows in small- to medium-scale fields defined by well-maintained hedgerows with mature hedgerow trees. Some rough grazing at higher elevations.

- Extensive semi-natural woodland, much of which is ancient, on both main valley bottoms, side valleys and ridges.
- Numerous water courses and bodies including the rivers Ribble, Hodder, Calder, Wyre.
- Small villages, hamlets and scattered farmsteads, mostly in local stone, are well integrated into the landscape and connected by a network of winding hedge-lined country lanes.
- Bowland Fells provide a dramatic backdrop to the east and north.

Regional Landscape Character

A Landscape Strategy for Lancashire, Lancashire County Council, December 2000.

The Landscape Strategy consists of two documents: -

- Landscape Character Assessment (to provide an objective description and classification of the Lancashire landscape, and
- The Strategy (which provides evaluation and guidance based upon the Landscape Character Assessment).

The document was prepared as Supplementary Planning Guidance to the former Joint Lancashire Structure Plan and its contents have been carried forward into the Joint Lancashire Structure Plan, Adopted Supplementary Planning Guidance, Landscape and Heritage (July 2006) document. This document no longer forms part of the statutory development plan, however the character areas defined in this document are still relevant and applicable to the area.

Within the Landscape Character Assessment the Site falls within Landscape Character Type 5: Undulating Lowland Farmland and within this Landscape Type, is broken down further into Landscape Character Area 5E: Lower Ribblesdale (Clitheroe to Gisburn). The landscape character description for this Landscape Character Type is: -

- Generally below 150m, the Undulating Lowland Farmland lies between the major valleys and the moorland fringes;

- The underlying geology is largely masked by heavy boulder clays and hedgerows predominate over stone walls;
- This lowland landscape is traversed by deeply incised, wooded cloughs and gorges;
- There are also many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level and a patchwork of wood and pasture from raised viewpoints on the fells;
- Some of the most picturesque stone villages of the county occur within this well settled landscape type;
- The area also has many country houses whose boundary walls and designed landscapes add to the species diversity and visual appeal; There is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads.

The Landscape Character Area description for Area 5E: Lower Ribblesdale Clitheroe to Gisburn) is as follows: -

- This area forms the southern valley side of the Ribble, between Copster Green and Gisburn, on the lowland fringes of Pendle Hill. It is a particularly well settled area and provides a corridor for communication routes along the Ribble Valley.

2.3 Landscape Character

The A59(T) runs the length of the area, linking the settlements of Copster Green, Whalley, Clitheroe, Chatburn and Gisburn. The railway links the valley to Blackburn and Yorkshire. This communication structure has encouraged built development and industry.

The Landscape Strategy Document identifies the following as 'Key Environmental Features' for this Landscape Character Type: -

- Wooded river corridors and gorges;
- Hedgerows and hedgerow trees;
- Small mixed woodlands;
- Historic villages, stone bridges and stone walls;
- Limestone outcrops and knoll;
- Roman remains and roads;
- Historic drove roads;
- Country houses and estates;

The document includes the following key landscape strategy principles for Undulating Lowland Farmland': -

- Retain the characteristic pattern of river corridor and valley side woodlands;
- Conserve the distinctive rural hedgerow network;
- Conserve the lowland herb-rich hay meadows and unimproved neutral grasslands;
- Conserve the limestone reef knolls typical of the Ribble Valley;
- Conserve rural built features such as stone bridges, historic villages and stone walls;
- Conserve the Roman history and industrial archaeology of the area;
- Conserve country houses and parkland as features of the landscape;

- Conserve the distinctive settings to rural settlements;
- Ensure new development on the edges of villages reflects the characteristic clustered form; development should be sited to retain views to landscape features and landmarks, such as church towers on the approaches to villages;
- Encourage tree planting as an integral part of new development, creating links with existing farm woodlands and the network of hedgerows;
- Enhance the wooded character of the lowland landscape;
- Promote the planting of new woodland to link existing woods and hedgerows, arising from a continuous network of trees, hedgerows and woods where this does not conflict with other habitats of biodiversity significance.

The document states that ribbon development, which would disrupt the characteristic clustered form of settlements and the rural character of local road, should be avoided.

2.4 Character Areas

An important part of understanding the DNA of Whalley is to establish the Townscape Character Areas defined by variety of townscape elements, including: -

- Historical Development;
- Urban Structure/density/scale;
- Land Use;
- Open Space;
- Landscape/Topography/Views;
- Movement;
- Visual appearance/Townscape character.

The study area comprises of 21 character areas (as shown on Figure 6).

The following pages define the key characteristics of each area, and provide a more detailed townscape studies of the areas immediately surrounding the site.

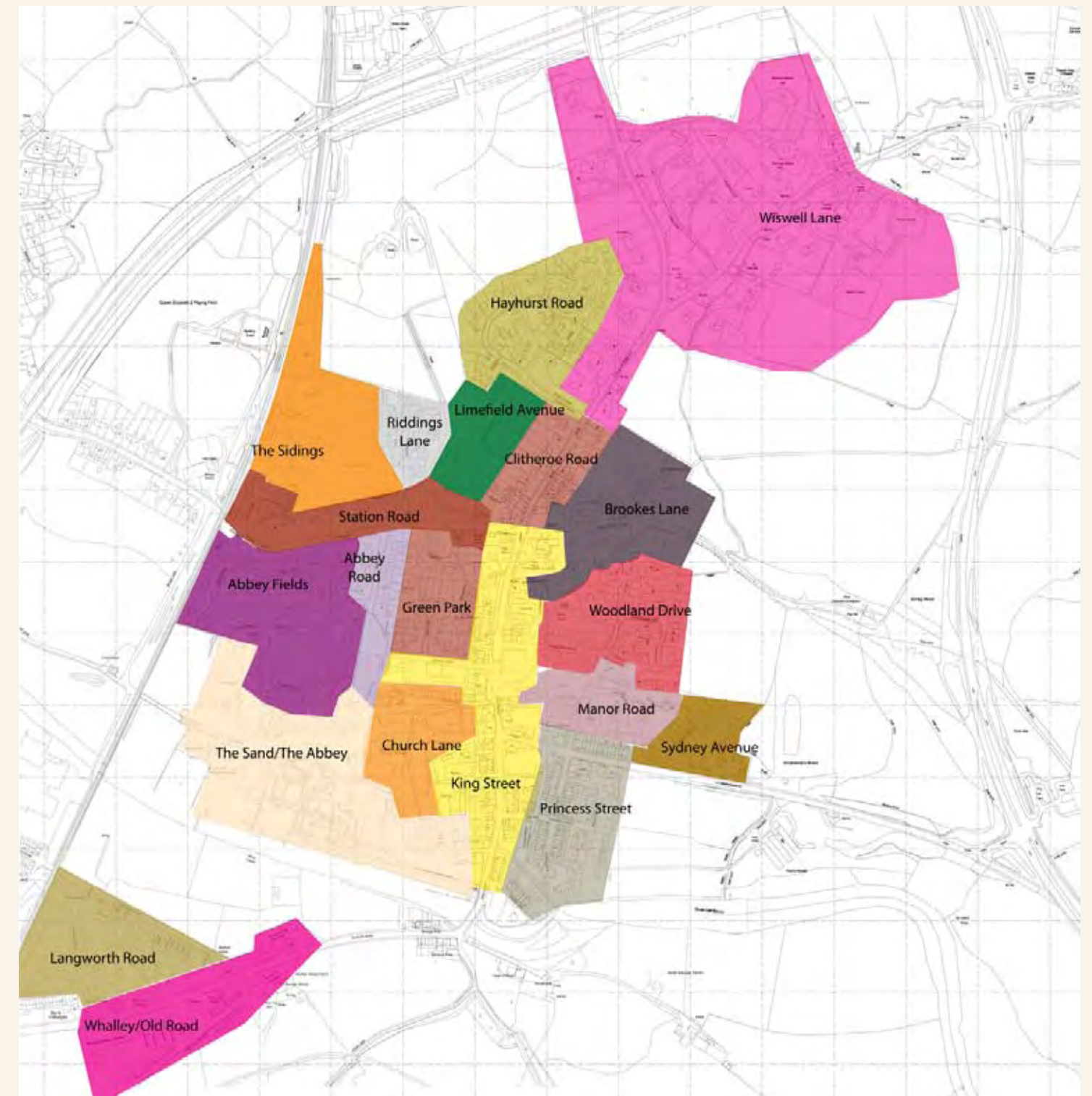
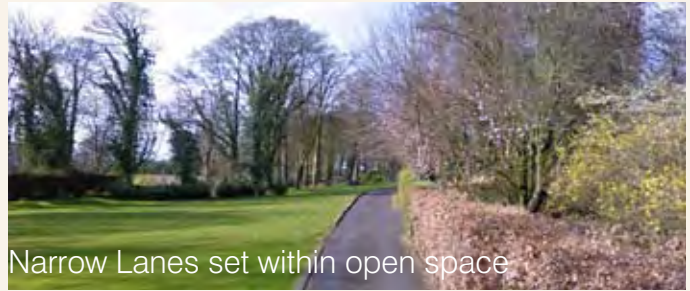


Fig. 6 - Character Areas Plan



Wiswell Lane - rural in character



Narrow Lanes set within open space



Traditional buildings



Narrow lanes, with revealed views of open countryside



Rural character



Rural character

Key characteristics include: -

Wiswell Lane

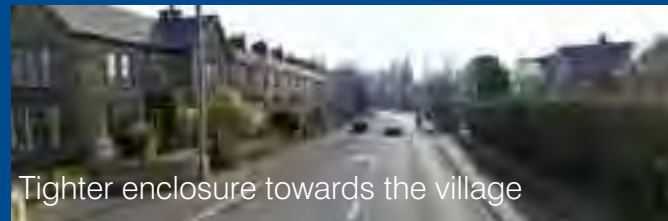
- Relevant to the site context given its proximity and the character transition from rural to urban. Predominantly pre 1919 (late 19th century) semi/detached housing and post war - large detached.
- Series of narrow lanes run off on at right angles to Wiswell Lane (which is itself rural in character), set with large amounts of open space.
- Larger, low density, good quality housing, set within generous garden plots and mature planting.
- Some larger, non residential, buildings knit into the landscape, providing a rural character.

Brookes Lane

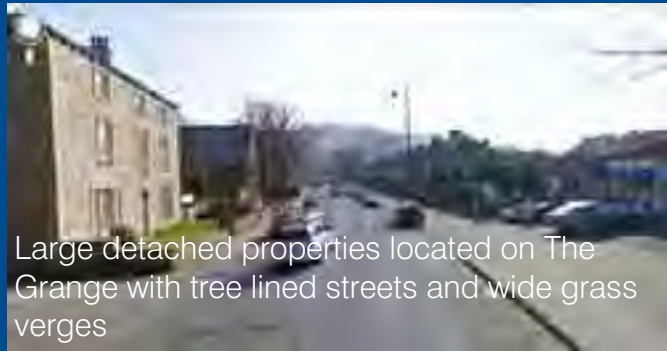
- Very relevant to the site context given its adjacency to the site.
- Predominantly pre 1919 (late 19th century) semi/detached housing and pre war.
- The buildings become more agricultural in character towards the open countryside.
- Views that are hidden and then revealed again are created by the narrow and winding lanes running at right angles to Clitheroe Road.



Character change along Clitheroe Road



Tighter enclosure towards the village



Large detached properties located on The Grange with tree lined streets and wide grass verges

Clitheroe Road

- Very relevant to the site context given its adjacency.
- Good quality pre 1919 terraced and 1920-30's semi/detached housing set within generous mature planting.
- Fine urban grain loosening away from the village.
- Varying building line.

King Street

- Relevant to the site in terms of proximity and connection.
- Historic high street and natural centre to the settlement.
- 18th/19th century mix of good quality buildings.
- Traditional materials with a good sense of enclosure, and a fine grain mix of commercial uses and facilities.
- Defined nodal points along the high street.



Church grave yard, traditional buildings define a space

Church Lane

- Relevant to the site in terms of potential materials, rhythms and proportions, which can help create a contextual design.
- Historic core - 18th/19th century mix of good quality buildings, traditional materials and generous open space .
- Buildings define an urban space, but the spatial quality is reduced by the impact of the highway.



Mix of traditional house types - green space runs parallel to the road

The Sands/The Abbey

Relevant to the site in terms of potential materials, rhythms and proportions.

- Historic core - 18th/19th Century and pre war mix of good quality buildings.
- Traditional materials and generous open space /river bank landscape character.



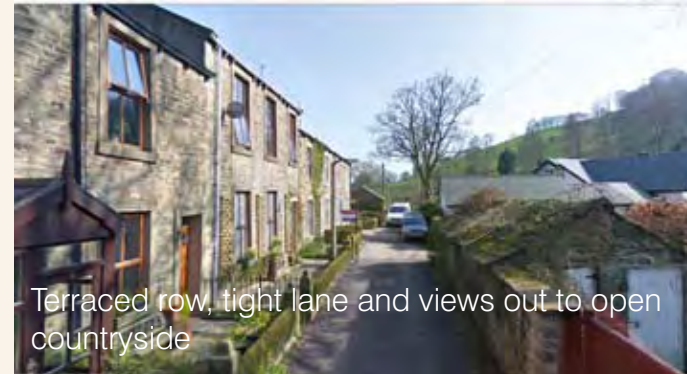
Hayhurst road

- Relevant to the site only in terms of visual connection.
- Mix of inter war semi/detached housing and poor quality modern infill.



Limefield Avenue

- No real relevance to the site.
- 1920-30's garden suburb style detached and semi/detached housing set within generous mature planting.



Terraced row, tight lane and views out to open countryside



Victorian terrace row on Sydney Street

Princess Street

- Relevant to the site in terms of its relationship to open space, urban form, potential materials, rhythms and proportions, which can help create a contextual design. Use of modern interpretation of vernacular.
- Mix of good quality pre -1919 terraced, poor quality post war semi detached, and modern (infill) housing based on local vernacular.



Langworth Road

- Poor quality modern, standard housing layout within sloping topography.



Manor Road

- Relevant to the site in terms of potential issues associated with modern interpretation.
- Poor quality modern housing - standard townscape.
- Buildings fail to accurately reflect vernacular, and set within a standard housing environment.
- There are other community uses located at the edge of the character area, but do integrate with the residential layout, in terms



Station Road

- No real relevance to the site.
- Mix of good quality pre 1919 and semi detached post war, as well as poor quality modern.



Green Park

- No real relevance to the site.
- Poor quality 1960's housing - cul-de-sac layout lacking character.



Abbey Fields

- No real relevance to the site.
- Modern suburban standard housing estate - poor quality.



Abbey Road

- No real relevance to the site.
- Mix of modern and pre 1919 semi detached.



Woodland Drive

- No real relevance to the site.
- Mix of good quality pre war suburban housing and poor quality, standard, modern housing.



Sydney Avenue

- No real relevance to the site.
- Mix of average quality pre war suburban housing and poor quality, standard, modern housing.

Section Summary

This study identifies the areas of townscape value, which will be considered in more detail within section 2.11.



Riddings Lane

- No real relevance to the site.
- Poor quality 1960's layout with confusion between public and private open space.



Whalley/Old Road

- Only relevance to the site in terms of distant visual connection, and sloping levels.
- Good quality pre 1919 terraced/cottages.

2.5 Historical Development

Whalley emerged as early as the 600's and has gradually expanded.

The historic maps outlined in Figures 8-13 show the growth started adjacent to the river, and has gradually spread north and west over time. With some easterly linear growth around Woodlands Drive.

Whalley Abbey and Church are located within this original historic core. The Council's Townscape Appraisal map (Figure 7) indicates the extent of the historic conservation area, which has extended towards Brookes Lane, located adjacent to the site. In addition, the plan identifies listed buildings and buildings of Townscape Merit.

Whalley has grown continuously and will continue to grow.

The proposed development will allow for controlled and planned growth in the short to medium term; this will help to underpin planned improvements in services and enable people to come and live in the settlement that currently cannot afford to. This will make it a viable centre for the long term and support the sustainability of the area.

Whalley is historically significant and has four Scheduled Ancient Monuments in close proximity to the centre of the village; three of these are outlined in Figure 13, the fourth sits outside of the figure. Please refer to the Heritage Statement provided within the Planning Statement for more information.

Fig 7.

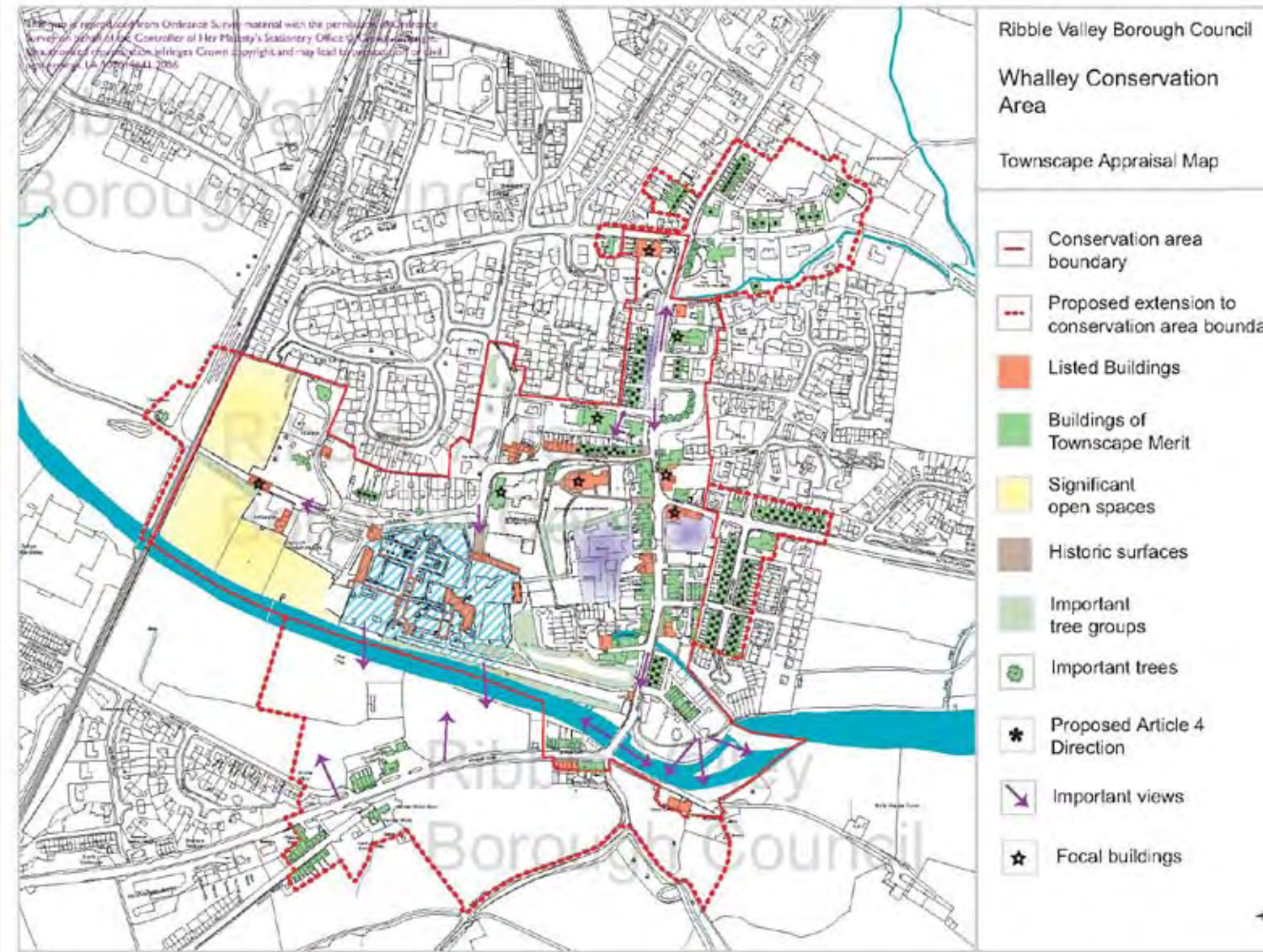




Figure 9. 1892 Map



Figure 10. 1932 Map



Figure 11. 1955 Map

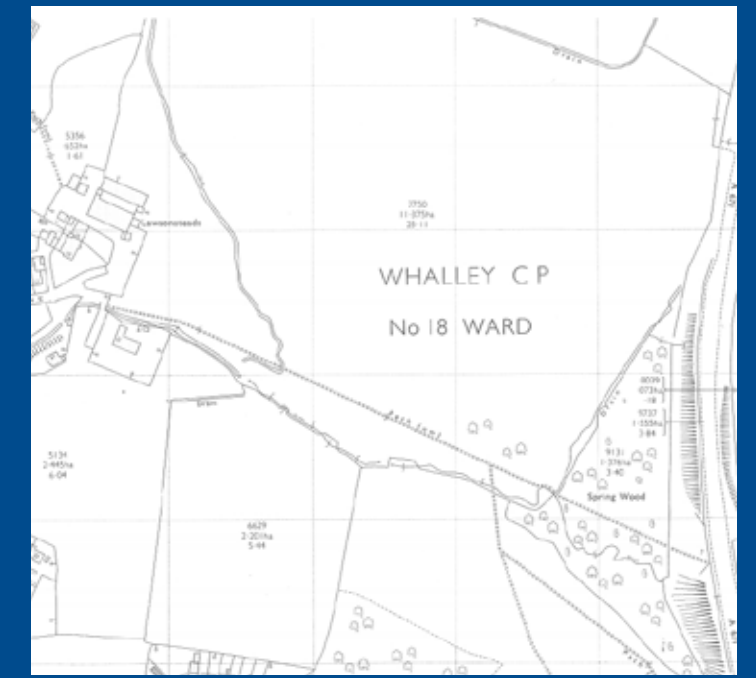


Figure 12. 1975 Map

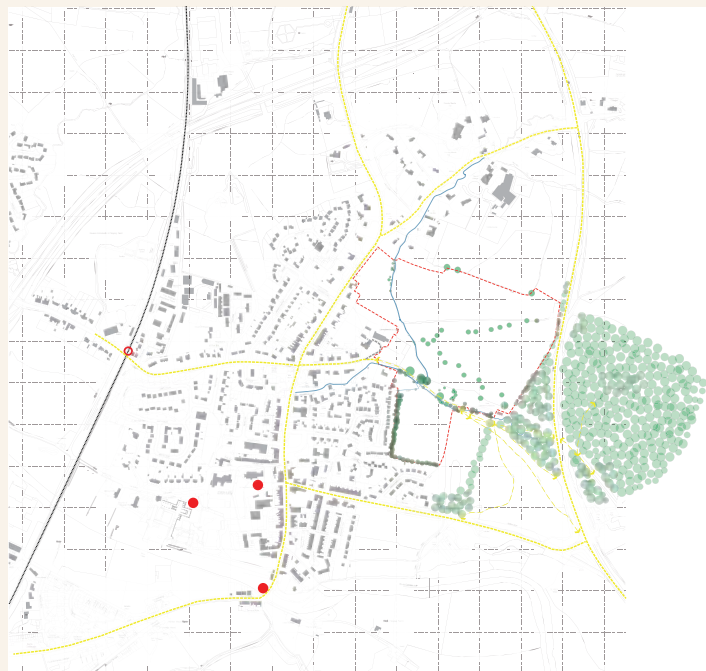


Figure 13.  Scheduled Ancient Monument

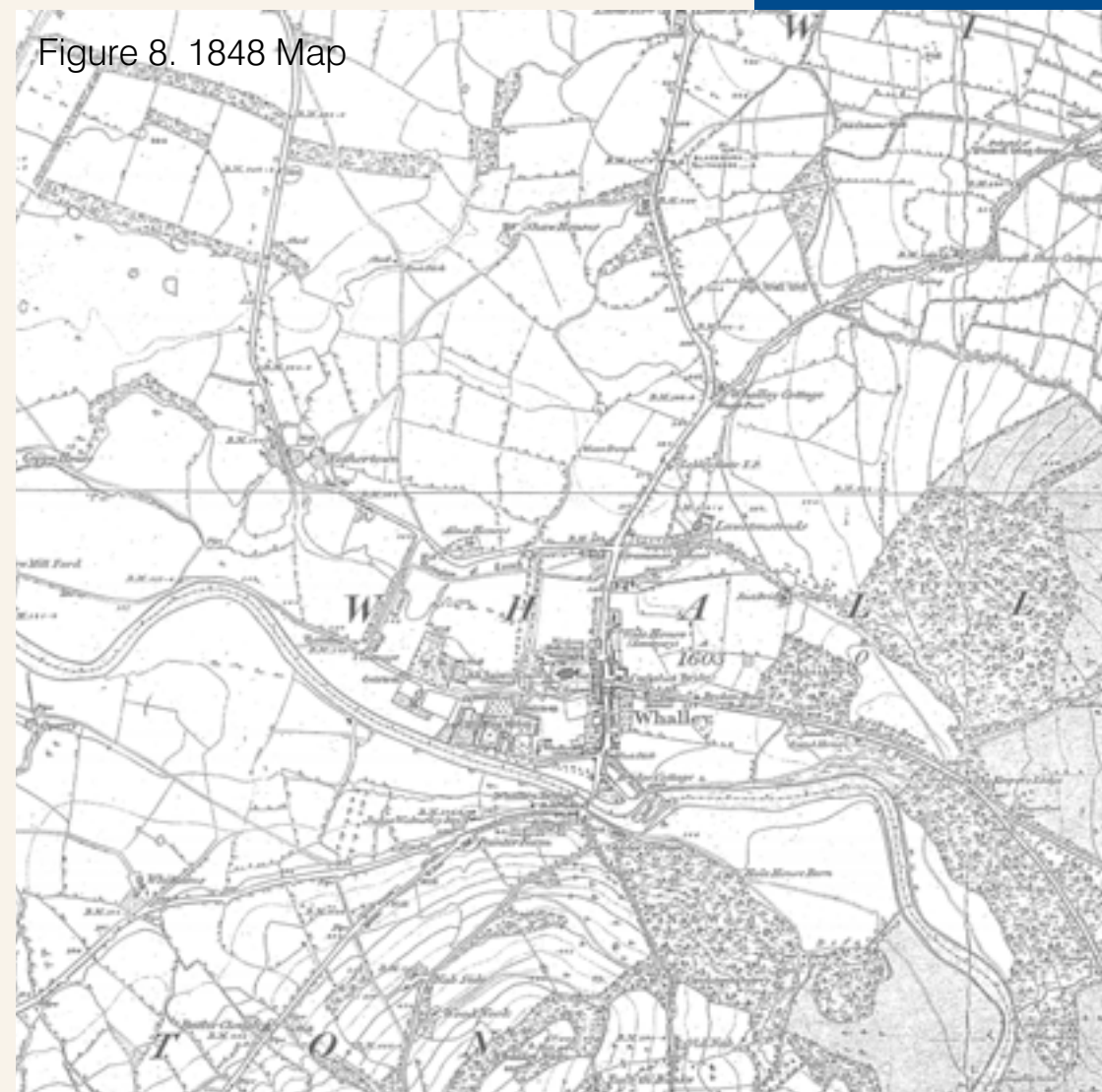
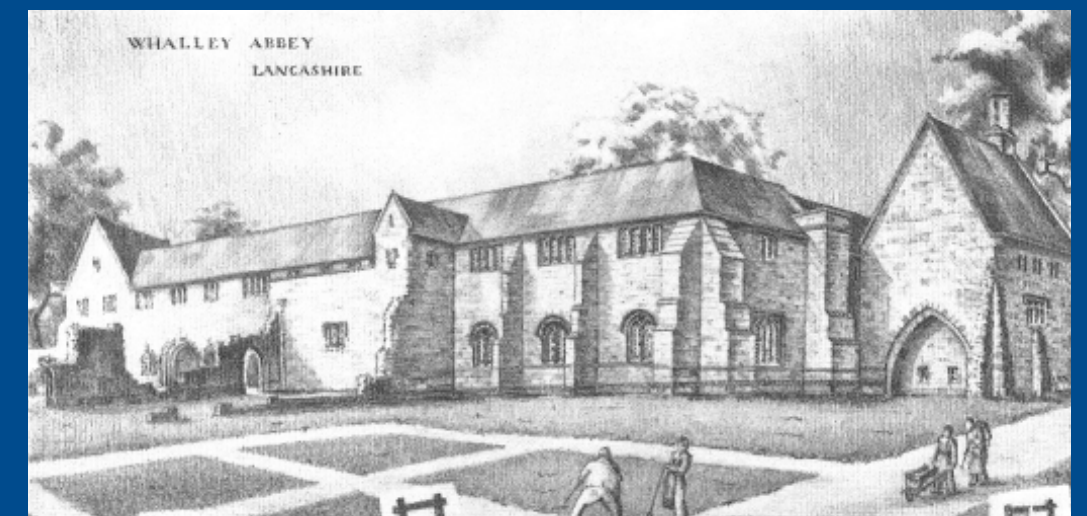


Figure 8. 1848 Map



Above: View from Clitheroe Road towards Wisewell



Above:.. View of Whalley Abbey

2.6 Urban Structure, Density and Scale

The expansion of the settlement boundary is defined also by the transport infrastructure of Whalley, sandwiched between the railway to the west and the A671 to the east.

These physical barriers together with the topography of the land and visual constraints act as defensible barriers to further expansion into the countryside and coalescence with neighbouring villages.

There is therefore scope for the settlement boundary to be revised to include this site whilst ensuring development remains within the wider physical boundaries and maintains Whalley's existing village character. Figure 14 indicates the overall urban structure and grain of Whalley. The diagram indicates that the site lies at the cusp of more historic, tight urban grain associated with the conservation area, and larger dwellings and buildings associated with the semi rural edge of the settlement.

Of particular relevance to the site, is the finer grain and narrow streets associated with Brookes Lane and the back lanes, which provide access to the rear of the urban blocks.

The diagram also indicates the structural characteristics associated with later 20th century growth including standard suburban housing estate layouts around Hayhurst Road.

Generally, there are higher densities of around 30-35 dph exist around the historic core, and lower densities of around 10-20 dph exists to the north, around Wiswell Lane.

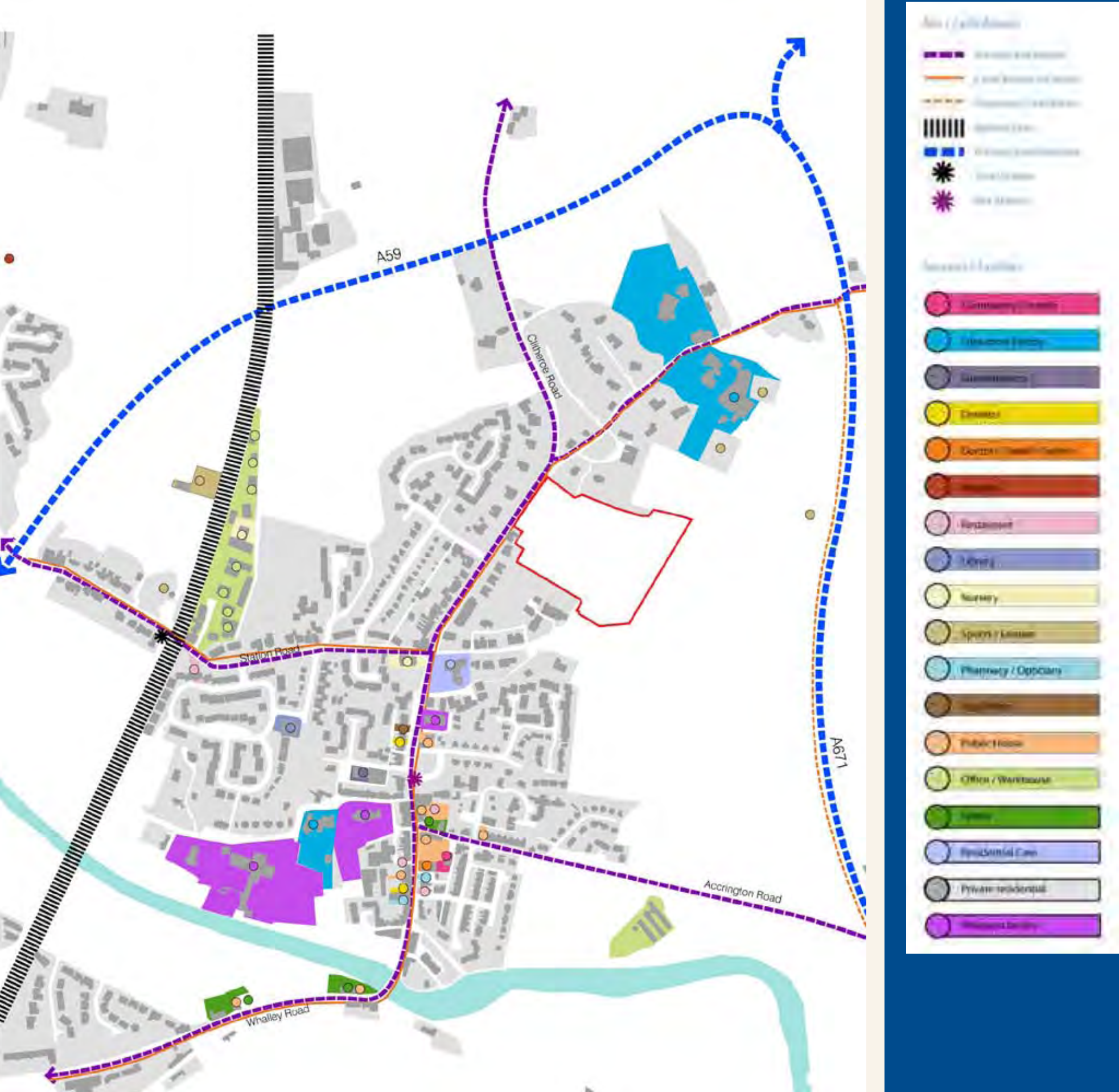
It should be noted that these are very general zones, and within these zones is a great deal of variation.

In terms of scale and massing, the majority of the existing urban area is two storey, however some of these older properties and so are larger in terms of scale and mass than many new houses. There are also examples of 3 storey buildings punctuating the skyline, which helps emphasise key uses and facilities.

Figure 14



Figure 15



2.7 Use Mix

Whalley is identified as a Key Service Centre in the Local Development Framework. It has a range of shops, services and facilities and is a vibrant settlement which also serves its wider rural hinterland.

Figure 15 shows the range of services that support Whalley's deserved place as a Key Service Centre, particularly within easy walking distance of the site, making the potential development highly sustainable.

2.8 Access and Movement

Whalley is well served by public transport with its own bus and train stations providing links to Clitheroe, the wider Ribble Valley area and beyond into Preston and Manchester.

Figure 16 and 17 indicates transport and movement surrounding the site. Whalley benefits from a railway station and a bus station. This reinforces Whalley's status as an appropriate location for some of the additional housing growth provision for the Ribble Valley.

There are a number of good quality strategic highway links to motorway network, as well as a number of footpath routes, immediately to the south of the site, which provide access to areas of open countryside.

Figure 16

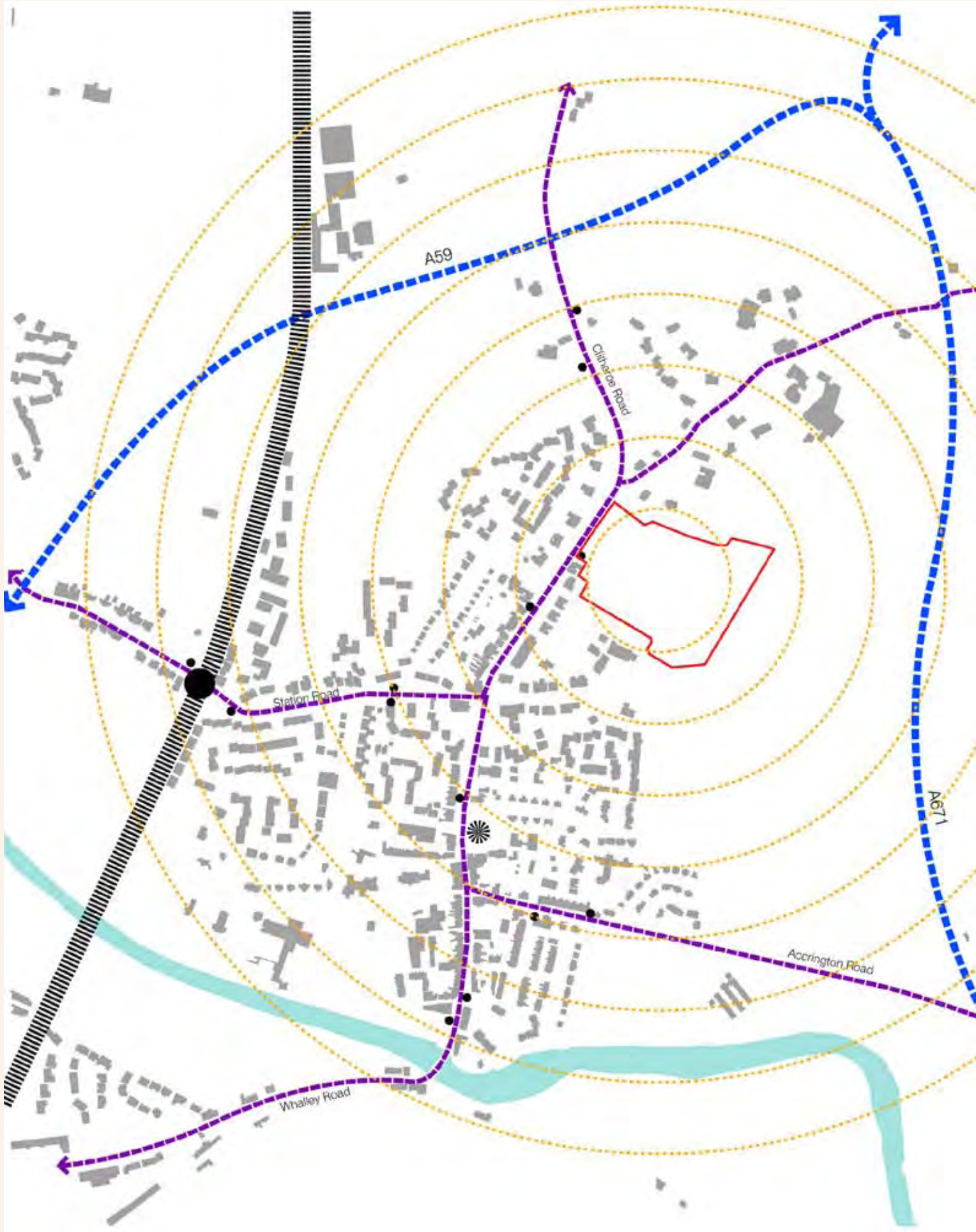
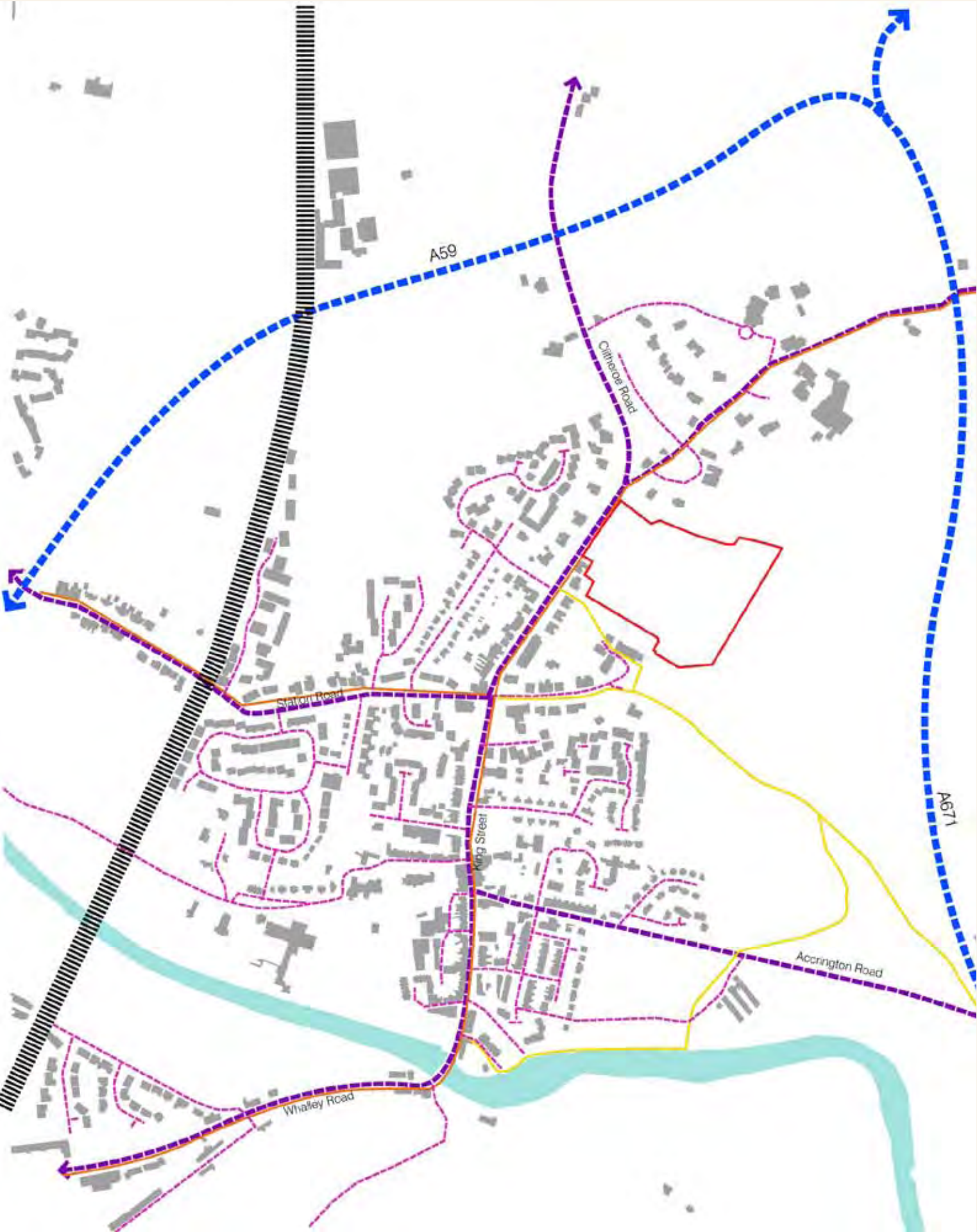


Figure 17



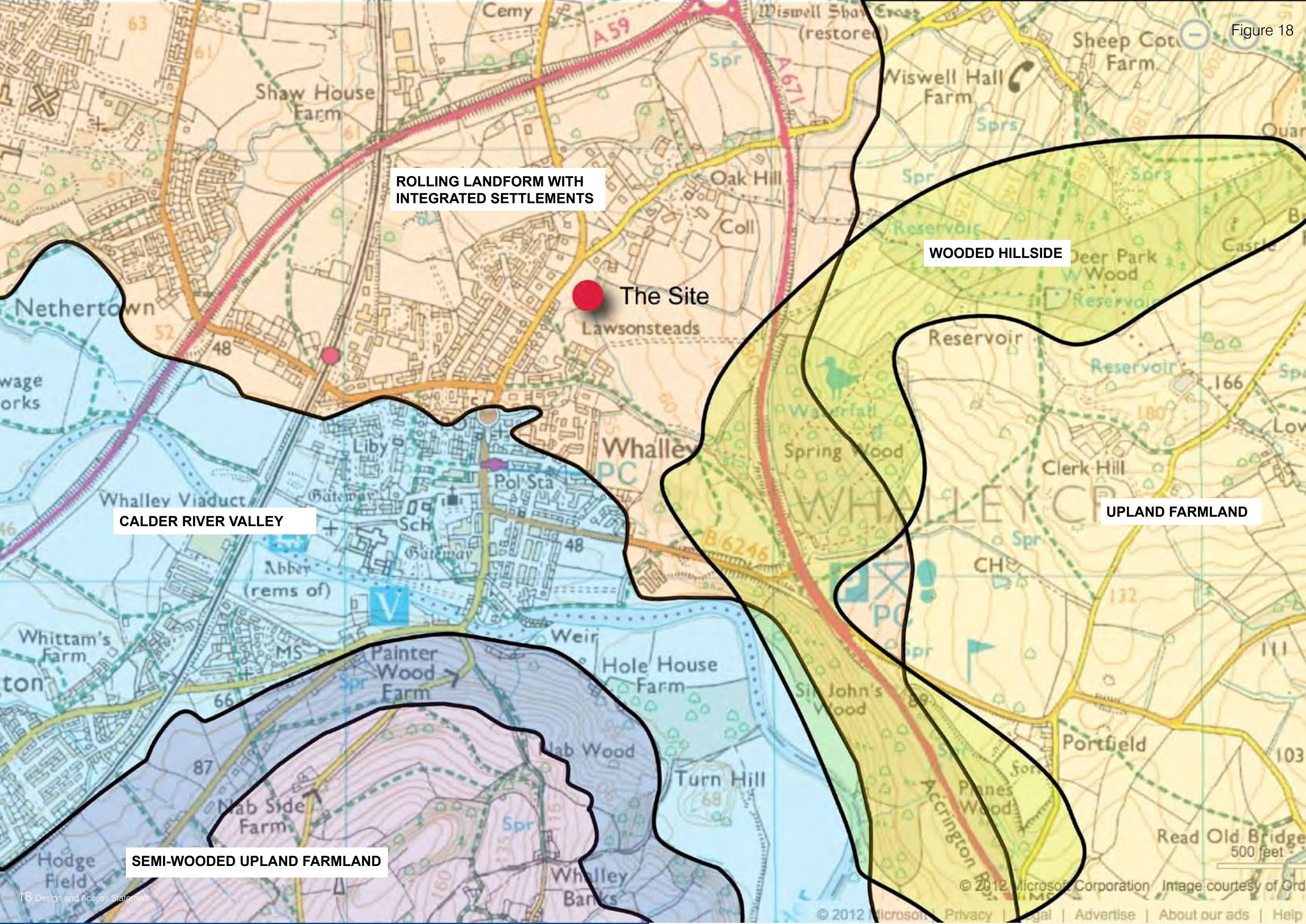
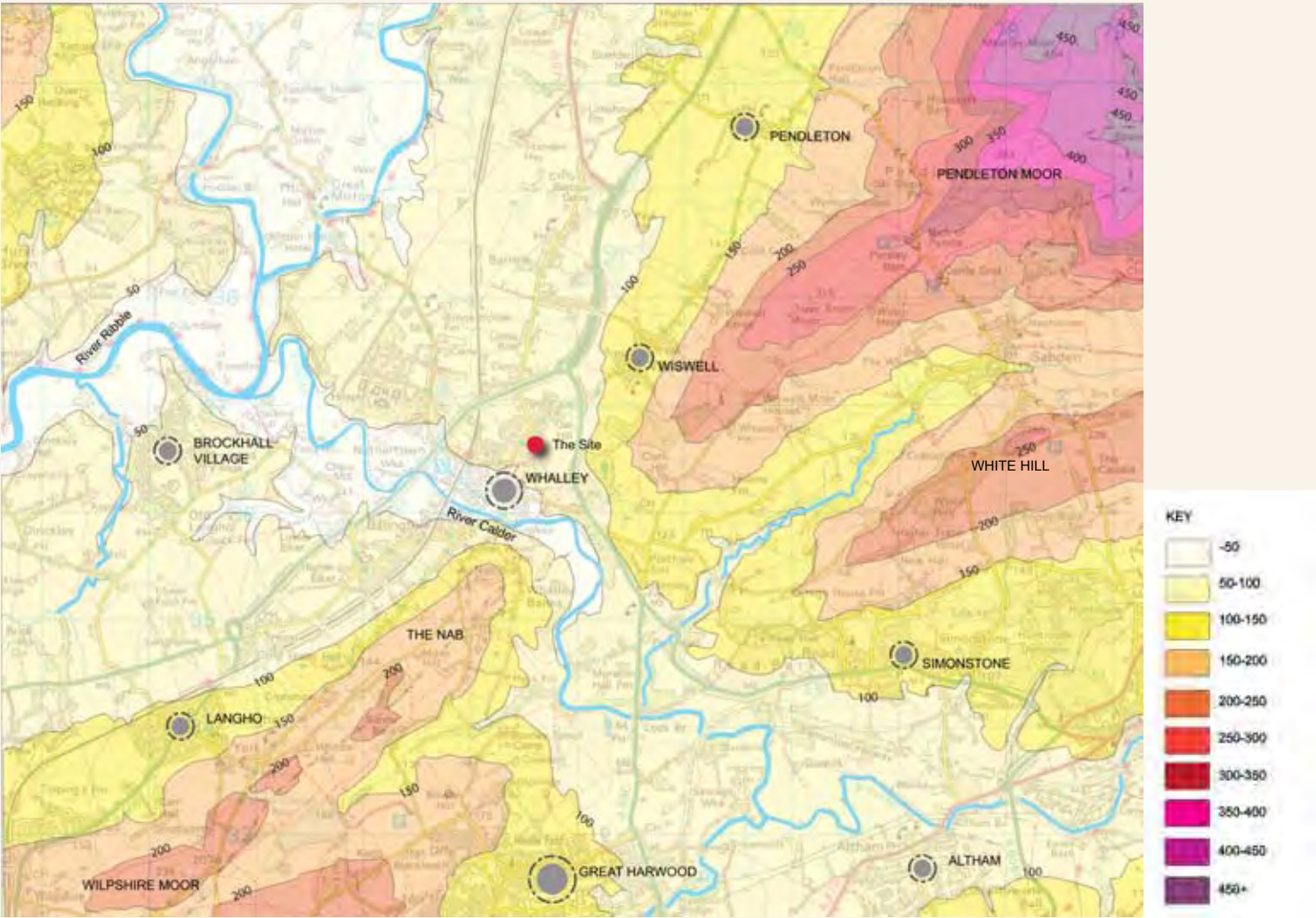


Figure 19



View from Brooke's Lane showing ground levels elevating towards the A671



View from Nab Hill showing Whalley in the lower lying river valley, and rising ground levels beyond up to Pendleton Moor

2.8 Local Landscape Character

Local Landscape Character

A preliminary assessment of local landscape character has been carried out (Figure 18) through a mix of desk-top study and on site investigation. This provides a finer level of assessment than those included within the Character Map of England and the Lancashire Landscape Character Assessment documents.

The local landscape character of the site and area immediately surrounding Whalley is relatively diverse. The land to the immediate west of Whalley is defined by the low lying river valley, and characterised by open views over predominantly pasture land. Both the River and the Railway viaduct form prominent features in the landscape. Urban influences are also present, in the form of light industrial uses on the fringes of the settlement and interspersed in the farmland.

Land to the east of Whalley, including the site itself is more typical of the landscape character as defined within The Landscape Strategy for Lancashire, detailed above. The area is characterised by rolling landform, which then rises more steeply to Wiswell in the north-east, small mixed woodlands, copses and hedgerow trees, creating a well wooded appearance and a patchwork of wood and pasture.

The local landscape character appears to share most characteristics with National Character Area 33, as defined by Natural England.

Key features the local landscape shares with this defined National Character Area include: -

- undulating, rolling landform;
- meandering, tree-fringed rivers;
- agricultural land used for grazing;
- small to medium scale fields, hedgerows, hedgerow trees and semi-natural woodland.

2.9 Visual Analysis

This assessment has been carried out with reference to the Guidelines for Landscape & Visual Impact Assessment, 2nd Edition, 2002. The visual assessment for the development was carried out through a mix of desktop analysis and observation on site. An initial desk study of the area, with reference to topographic data and aerial photographs, was used to determine the broad zones of visual influence (ZVI), i.e. areas of land that are visually connected to the site. The principal views of the site were determined in the field, with particular emphasis on checking potential visual receptor areas such as public footpaths, principal vehicular routes and residential areas.

Representative viewpoints were identified which were considered to be of particular significance in terms of providing a range of views of the site and where development would have the potential to affect the quality and character of existing views.

Photographs of each of the principal viewpoints were taken by a professional photographer using a fixed lens camera. The camera lens had a focal length equivalent to 50mm, i.e. similar to that seen with the naked eye. Where panoramic views were taken, the individual frames were stitched together in accordance with the Guidelines. A photograph from each of the key views is provided in Appendix 1 of this document.

To create the photomontages, a digital block model of the proposed development was produced. Using 3-D modelling software, perspective views of the model were created, and placed accurately within the photographs.

In assessing impact on the selected viewpoints, a number of criteria have been employed. These include:

- 1. A measure of the view's importance;
- 2. The degree of visibility of the development from the viewpoint;
- 3. The sensitivity of the visual receptor;
- 4. The magnitude of the predicted impact, and the ultimate significance of the impact.
- 5. An indication of the level of confidence in the prediction is also made.

Level of Importance

The importance of the various views have been categorized on the following basis: -

- National** - Views from national trails/long distance recreational routes;
- Regional** - Views from regionally important recreational routes;
- District** - Views from important undeveloped areas;
- Local** - Views from the local road, public footpath networks and local residential areas.

Degree of Visibility and Prominence

- The degree of visibility and prominence of the proposed development within the selected viewpoint is measured in accordance with the following scales:
- 1. Highly visible
 - 2. Partially Visible
 - 3. Scarcely Visible
-
- 1. Very prominent
 - 2. Reasonably Prominent
 - 3. Not Prominent

Figure 20



Sensitivity of Visual Receptors

Visual receptors include the public or community at large, residents, visitors and other groups of people or individuals. In defining the sensitivity of visual receptors, account has been taken of the degree to which they are likely to be focussed on the landscape or wider setting. Potential seasonal screening effects have also been identified. The sensitivity of the visual receptors identified has therefore been categorized as follows: -

High - Users of public footpaths whose attention or interest may be focused on the landscape. Residents whose views or visual amenity may be affected.

Medium - Road users.

Low - People engaged in their every day work activities whose attention is less focussed on the landscape.

Magnitude of Impact

The magnitude of the impact is measured in relation to the extent that changes affect the character and features of the view or landscape, either in a positive or negative way. The following descriptions define the magnitude:

Substantial - Leads to a major alteration to key elements/features/characteristics of the view and/or introduces elements considered to be totally uncharacteristic when set in the attributes of the receiving landscape.

Moderate - Leads to a partial loss or alteration to one or more of the key elements/features/characteristics of the view that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set in the

attributes of the receiving landscape.

Minor - Leads to a minor loss of or alteration to one or more of the key elements/features/characteristics of the view that may not be uncharacteristic when set in the attributes of the receiving landscape. Negligible -Leads to a very minor loss of or alteration to one or more key elements/features/characteristics of the view that are not uncharacteristic when set in the attributes of the receiving landscape – approximating to the “no change” situation.

Significance of Impact

In determining the significance of the impact, account is taken of the sensitivity of the visual receptor, the importance of the view and the predicted magnitude of the impact. The impact is described in terms of either being beneficial, adverse or benign, where the impact is clearly identifiable, and negligible where the impact is not clearly identifiable.

Major - Where there would be a very noticeable and highly significant alteration to the existing view. Moderate - Where there would be a clearly noticeable and moderately significant alteration to the existing view.

Minor - Where there would be a perceptible alteration to the existing view, but one of low significance.

Benign - Where there would be a noticeable change in the character or characteristics of the view, but where this change is not considered detrimental.

Negligible - No discernible change in the existing view or landscape.

KEY VIEWS

The following section contains a brief description of each of the identified key viewpoints shown in Figure 21.

View 1 Public Footpath, Painter Wood

•Represents a long-range view of the site from the potentially sensitive location of Nab Hill. Approximately 0.7 miles from the site.

View 2 Public footpath, Moor Lane to Dean Lane

•A long range view of the site from the potentially sensitive location of Nab Hill. Approximately 0.65 miles from the site.

View 3 Nab Side Farm-Nab Wood.

•A long range view of the site from the potentially sensitive location of Nab Hill. Approximately 0.75 miles from the site.

View 4 Station Road

• Intermediate view of the site from within the settlement of Whalley. Approximately 0.35 miles from the site.

View 5 Limefield Avenue/Hayhurst Road

•Close view towards the site from within the settlement. Approximately 150 metres from the site.

View 6 Clitheroe Road

•Close range view directly east into the site. Approximately 30 metres from the site boundary.

View 7 Brooks Lane (incl local buildings of merit)

• Close range view of the site from area with locally important buildings. Approximately 190 metres from the site.

View 8 Brooks Lane

•Close up view from the end of Brookes Lane as it joins the pedestrian footpath. Approximately 220 metres from the site.

View 9 Public footpath off Brookes Lane

•Close up view from the pedestrian footpath of Brookes Lane. Approximately 270 metres from the site.

View 10 Public footpath east of A671

•Intermediate view of the site from the public footpath network to the south-east. Approximately 370 metres from the site.

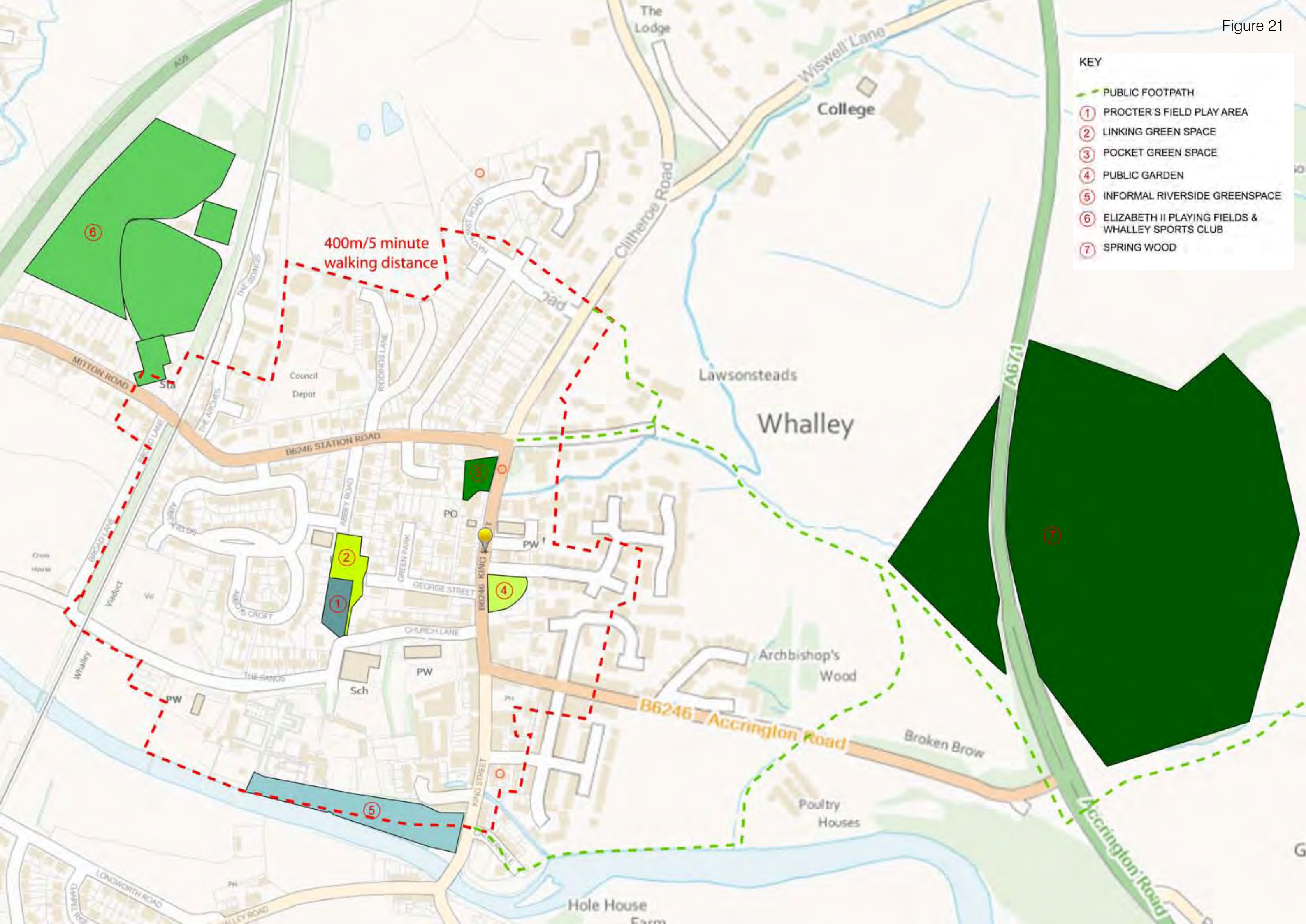
View 11 Spring Wood

•Intermediate view from a clearing to the western edge of Spring Wood. Approximately 530 metres from the site.

View 12 Public footpath intersection

•Intermediate view of the site from the public footpath network to the south-east. Approximately 570 metres from the site.

Figure 21





2.10 Open Space

Figure 21 provides an overall assessment of open space within Whalley.

The diagram indicates that there is significant provision of semi natural/informal open space within Whalley; however, not all of this is publicly accessible. Further, there is a limited amount of small scale publicly accessible open space within the settlement boundary.

Further, a large play area -Procter's Green Play Area - provides is approximately 3100m2 in size, and a range of formal play equipment to suit children of between approximately 4 and 8 years of age. It has a secure timber fence boundary and incorporates a litter bin, signage and seating.

As illustrated in the diagram opposite, the play lies within an easy 5 minute/ 400 metre walking distance of much of the settlement of Whalley. However, some of the settlement fringes to the north and north-east, including where the site is located, are outside this 5 minute walking distance. This suggests that it would be beneficial to incorporate additional play facilities within the site.

2.11 Townscape Study Areas

19 different character areas have been identified in Whalley. These areas are identifiable as having an individual character in terms of townscape and visual appearance.

This study will now focus on three of these areas in detail: -

- 1) The **Brookes Lane Area** - adjacent to the site, and explores the transition between the main road and rural edge of the settlement. For this reason the study will focus on the form, structure, building and street typologies and analysing the spatial sequences experienced, in order to understand the characteristics and nature of 'fringe' Whalley.
- 2) **Wiswell Lane Area** - will be studied to understand the characteristics of existing fringe areas of Whalley and the spatial sequence experienced when leaving the town and entering the countryside.
- 3) **Conservation Area** - whilst this area is not of particular relevance in terms of townscape qualities such as form, structure and grain, the Conservation area is an important study area in terms of architectural qualities, visual appearance and materiality. These will be analysed in order to fully understand how these features contribute to the character of Whalley.

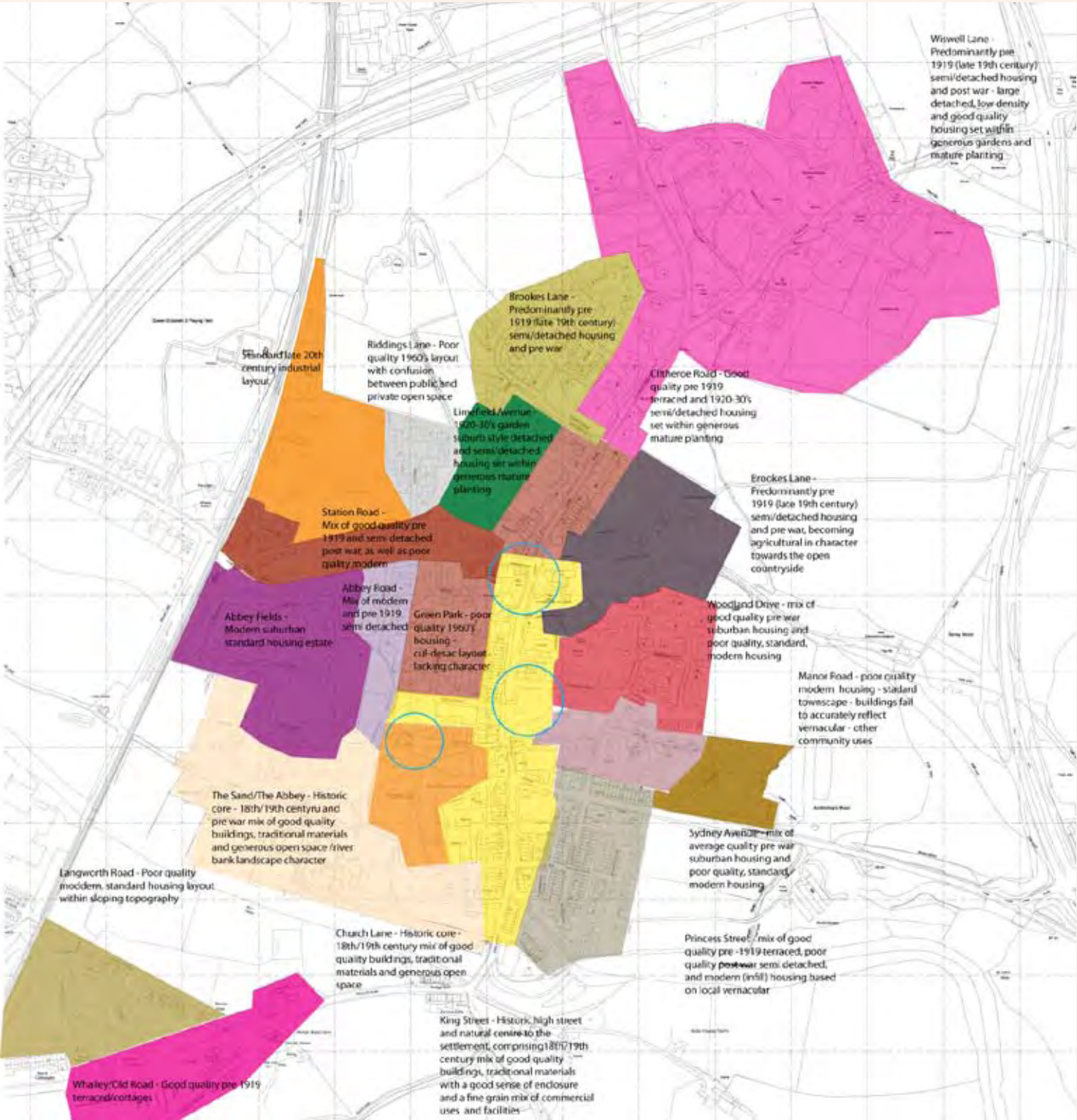
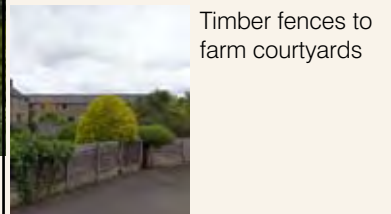


Fig. 22

Townscape Study Area 1: Brookes Lane

Built form & Layout Structure		Plot Structure	Building Line	Street Width	Street Enclosure		
 - Built form follows ribbon development, extending along Brookes Lane into the countryside from Clitheroe Road. - A medium density urban grain gives way to a more agricultural structure as you travel along the lane, following rural a grain/structure based around large farmhouses/courtyards/mews.		 Smaller plots and focused closer to Clitheroe Road, becoming larger and more irregular in form as you travel down Brookes Lane.	 - A strong building line is created by a regular set-back is set by the initial houses along the lane of about 8-10m. - This line and definition to the street breaks up and becomes more irregular as you travel down the lane, and the number of detached dwellings increases.	 - Brookes Lane ranges between 4.3- 8.3m in width along its length. - Critically, it maintains a narrow carriageway at its connection with Clitheroe Road, which helps to define the rural character of the lane from this point onwards.	 Brookes Lane provides varying experience of enclosure.		
Roof forms		Building Typologies	Relationship to stream	Horizontal / Vertical Rhythm	Architectural details/ materials	Parking	Boundary treatments
 Low pitch roof		 Farm house/out-buildings	 Dwelling Front  Dwelling back 	 Windows achieved a regular vertical rhythm to buildings along Brookes Lane	 Predominantly pre 1919 (late 19th century) semi/detached housing and pre war, some modern infill to south side of lane Windows: Bay windows Dormer windows Arched feature	 Detached garages /integral garages	 Low stone walls define road frontages
 Gable on-Pitched roof with dormer		 Semi detached	 Terrace	 Farm house buildings have a horizontal rhythm	 Porches	 Courtyard rear parking	 Timber fences to farm courtyards
 Low pitch roof		 Detached modern			 Red brick, Stone Slate roofs	 In curtilage parking	 Low stone walls and hedges define boundaries between buildings

Spatial Sequence 1- Brookes Lane



1.
Entrance to the Brookes Lane from King Street is defined by low level stone walls. The character of a rural lane is reinforced by the narrow laneway and detail of the stone walls.



2.
A strong sense of enclosure is created by the strongly defined carriageway of the narrow lane and trees.
There is a progressive linear view down lane.



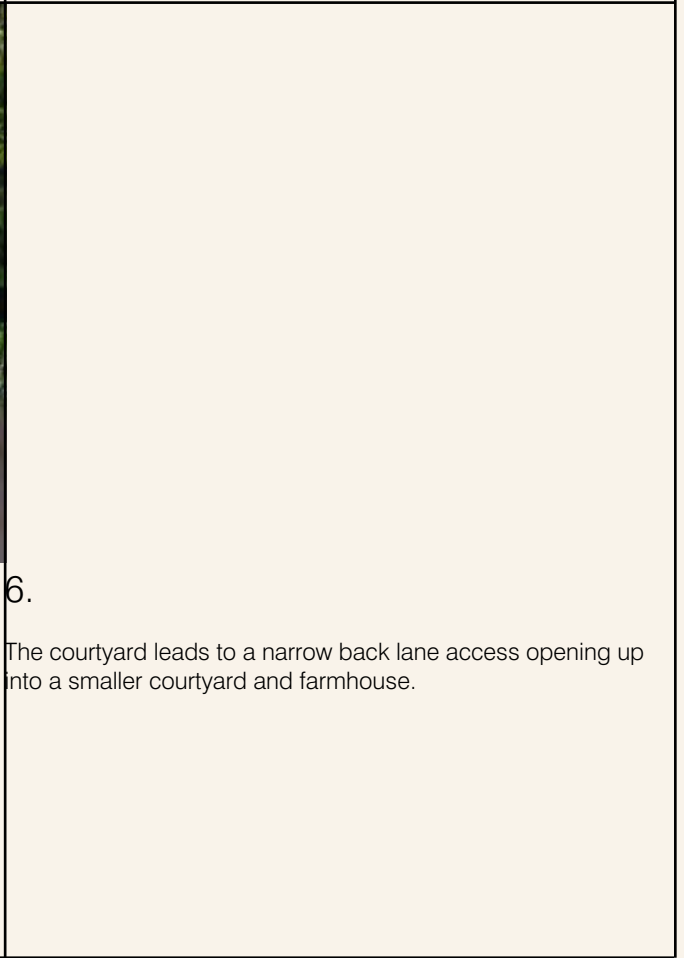
3.
The carriageway widens, and building set-back from the lane increases, reducing the level of enclosure and an opening up of the lane experienced.
Low stone walls continue; however, they become a less prominent feature in the street.
Rural long distance view revealed.



4.
The entrance to the Brookes Lane from King Street is defined by low level stone walls. The character of a rural lane is reinforced by the narrow laneway and detail of the stone walls.

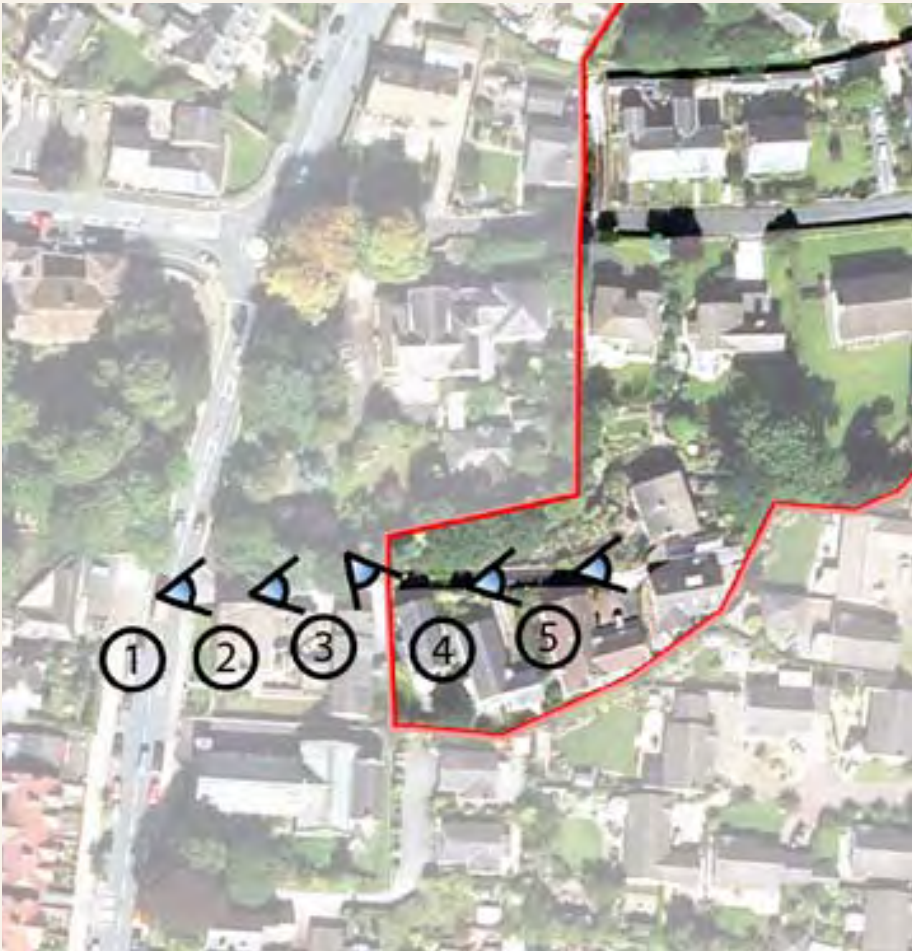


5.
There is a strong sense of enclosure is created by the strongly defined carriageway of the narrow lane and trees.
There is a progressive linear view down lane.



6.
The courtyard leads to a narrow back lane access opening up into a smaller courtyard and farmhouse.

Spatial Sequence 2- Brookside Close



Houses from out onto stream, with a narrow lane separating. Courtyard spaces provide access and parking arrangements to buildings.

1. There is a high level of enclosure defined by edge of dwelling fronting out on King Street and the low wall defining stream. A stone wall and wall of the adjacent house define the narrow lane, and become an entrance feauture. There is a linear view down the lane.	2. Lane defined by dwellings to one side. Dwellings overlook and have a strong relationship with the stream. There is a progressive reveal of linear view down lane.	3. Lane defined by dwellings to one side. Dwellings overlook and have a strong relationship with the stream. There are glimpsed views down the lane.
4. Pocket spaces and courtyards lead from the lane provide access to dwellings so that a strong relationship with the stream is maintained without parking in front of the houses or along the lane. The long view is obscured by rising topography.	5. There is an increase in set- back between the houses and lane. A change in topography reveals a courtyard space at the end of the lane. The ling view is obscured by rising topography.	

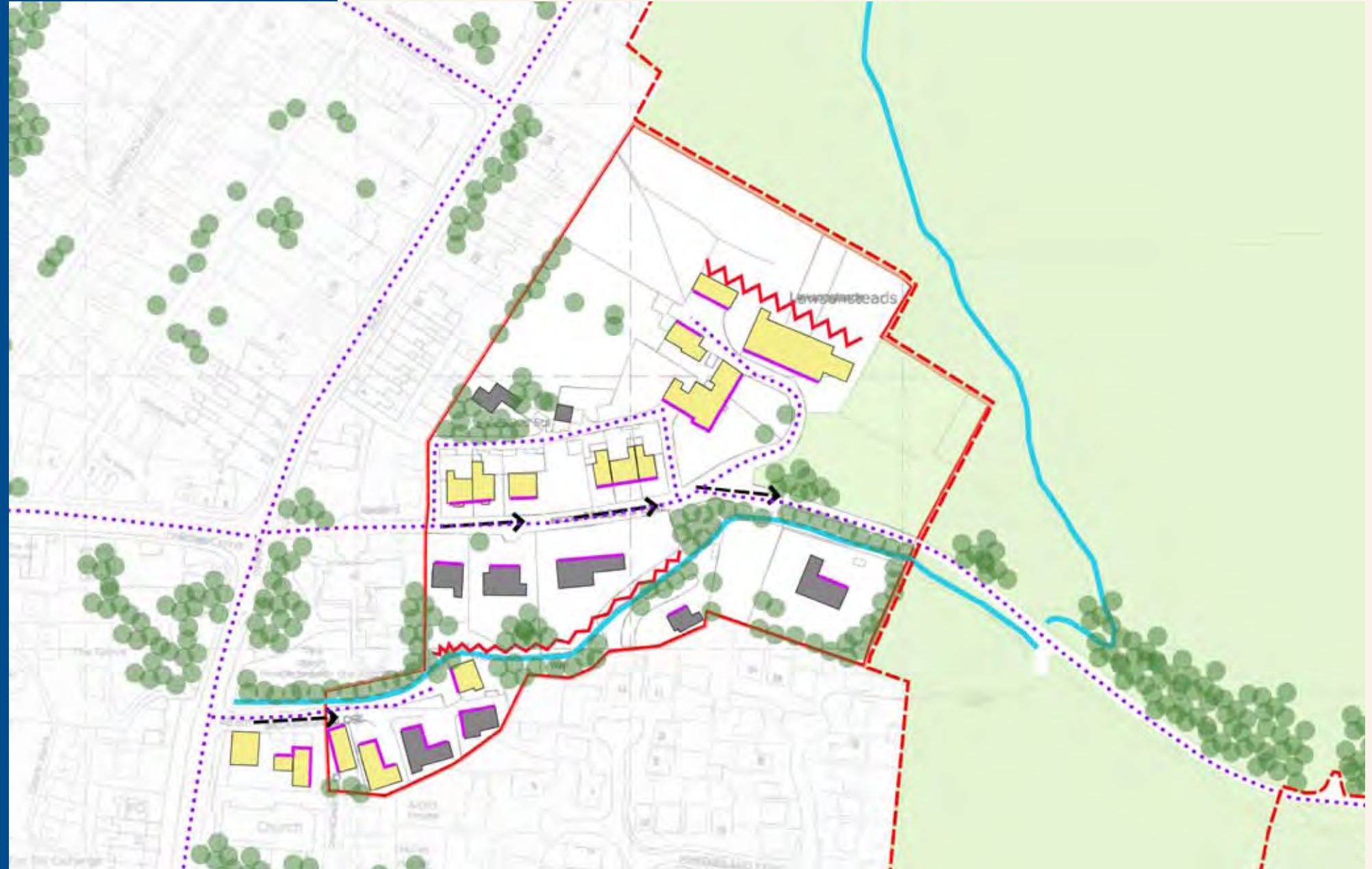


Character Area 1 Townscape Study Area

Urban Design Analysis

Key features of the urban design analysis include:-

- Areas of regular/formal urban structure are found close to Clitheroe road. This becomes more fragmented and agricultural in character as you travel away from the main road to and into the countryside.
- The lane terminates at a farmhouse cluster/ mews courtyard, surrounded by larger buildings which enclose the space.
- The quality buildings in terms of townscape are clustered to the north of Brookes Lane, modern infill housing to the south of Brookes Lane detracts from this quality townscape character.
- These dwellings also present an exposed back to the stream to the south.
- Brookside Close has a tight urban structure and a different character to Brookes Lane. These houses are orientated to provide a positive frontage to the stream, access to the individual houses from courtyards, orientated
 - at right angles to the lane.
 - Parking is mainly in curtilage or in private garages.

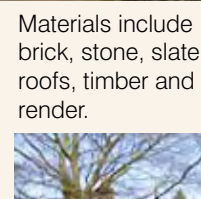
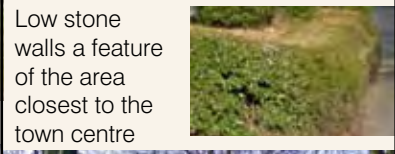


Character Area 1
Urban Design Analysis Plan

Key	
	Townscape study area
	The site
	Buildings of townscape quality
	Other buildings
	Positive frontage
	Potential exposed backs
	Views forming spatial sequence
	Open countryside
	Tree cover
	Stream
	Vehicle movement
	Node/gateway

Townscape Study Area 2: Wiswell Lane

Built form & Layout Structure		Plot Structure	Building Line	Street Width	Street Enclosure
					
• A low density area, all dwellings are large detached houses. • Oakhill educational buildings create large building typologies to the east of the site, and therefore a loose grain.		• Large individual plots for detached houses. • Regular and irregular.	• Despite a uniform set back to most properties a weak building line is created along Clitheroe Road and Wiswell lane due to the distances between the detached dwellings.	• Clitheroe Road and Wiswell Lane are approximately 8m wide (including footways). • Secondary residential roads/lanes/private driveways are narrow single carriageways of approximately 3.5m with no marked footways.	• Clitheroe Road and Wiswell Lane provide varying experience of enclosure along their length.

Roof forms	Building Typologies	Relationship to stream	Architectural details/ materials	Parking	Boundary treatments
 A mix of roof including pitched, gabled, and hipped forms.  Dormer windows in roof.	A mix of typologies and styles. The majority are large detached two storey houses.  Area also includes two storey bungalows, educational buildings and sports facilities. 	 The stream runs parallel to Wiswell Lane in a wider green corridor between the road and buildings. Most buildings front the watercourses; however, some address it at an angle. There are some cases where surrounding buildings present rear facades to the stream.	A mix of styles and materials with no inherent binding characteristic.  Materials include brick, stone, slate roofs, timber and render.  A mix of architectural features including brick quoin. 	Private Driveways to properties  In curtilage and on-plot parking 	Low stone walls a feature of the area closest to the town centre  Hedges and fencing 

Spatial Sequence 1- Wiswell lane



1.
Emergence in to the Wiswell lane Character area. Street enclosure defined by dwellings that directly abutt the street.

Main road, with wide carriageway and defined footpaths. Low stone walls and hedges define private spaces.

Progressive linear view terminated in distance by focal building.



2.
The sense of enclosure is lost, open fields to the right present a open rural view.

The progressive linear view is terminated in the distance by focal building.



3.
Fork in the road at focal building marks the departure point for a secondary lane to branch off.

Approach becomes more rural in character as the road departs the town.



4.
Carriageway narrows, with only one marked footpath. Curve in the lane hide and then reveals long distance views as you travel up the gentle incline.



5.
Glimpse linear view down residential lane. A strong sense of enclosure is created by the hedges defining entrance.



6.
Lane becomes more rural in character, narrower and without defined footpaths as it passes the college and leaves the town.



Character Area 2 Townscape Study Area

Urban Design Analysis

Key features of the urban design analysis include:-

- A low density area, the transition from town to countryside is reflected in it's layout and structure.
- Large plots and detached buildings become more dispersed with irregular plots and adopt looser, rural structure at the interface with the countryside.
- The quality buildings in terms of townscape are scattered across the study area, of particular note is some high quality education buildings at Oakhill College.
- There is a high level of tree cover in this in Wiswell lane area, a feature of which is the green corridor that runs adjacent to the stream.
- Parking is mainly on plot in private garages. There is also a number of private driveways.
- The southern point of this area forms a gateway into Whalley. This nodal point is created by the change in enclosure from open to enclosed by when travelling into the town from the north. This marks the entry into Whalley and the transition into the next character area.



Key	
	Townscape study area
	The site
	Buildings of townscape quality
	Other buildings
	Positive frontage
	Potential exposed backs
	Views forming spatial sequence
	Open countryside
	Tree cover
	Stream
	Vehicle movement
	Node/gateway

Townscape Study Area 3: Conservation area

Building Typologies	Architectural details	Building line/set back	Materials	Roof forms
 Terrace cottages  Semi-detached properties  Townhouses  Detached properties	 Feature sash windows  Arched doors  Overhanging forms Bay Windows  Quoin corners	 2-5m front gardens  Direct frontage to street  8-10m front gardens	 Stone  Render  Red Brick	 Pitched gable on  Pitched  Hipped roof
Landscaping	Horizontal / Vertical Rhythm	Parking	Boundary treatments	Scale
 Pocket public open spaces	 Vertical rhythms to the high street town houses created by regular rhythms of fenestration.  Cottages and terrace houses have do not have a strong rhythm, with windows often appearing hap-hazard in facades	 Courtyard/Mews courts  Laneways  On street	 Bushes/hedges  Low brick walls  Low stone walls	 2 storey residential  3 storey residential  3 storey high street



Character Area 3 Townscape Study Area

Townscape feature - Central Open Space



- Pocket area of public open space, creates a focal feature.
- Located off King St, provides a punctuation of open space in the public realm and a focal point feature in the townscape.
- Buildings, including community facilities and houses, are orientated around the open space.

Townscape feature - Long distance views of the Nab



- Historic streets in the conservation area are orientated to capture long distance views to 'The Nab'.
- Visual connection with the landscape feature.

Section Summary

The detailed townscape study has uncovered some interesting and locally distinct townscape features which can be utilised with the design concept to ensure that the development feels like a natural extension of Whalley.

3.0 Technical Analysis

This site has been reviewed from a technical perspective to understand opportunities and constraints associated with development. A number of technical reports have been commissioned and they accompany this outline planning submission. The following reports have been prepared:-

- Transport Assessment;
- Flood Risk Assessment;
- Utilities Assessment;
- Heritage Assessment;
- Ecological Surveys;
- Preliminary Assessment of Ground Conditions;
- Tree Survey;
- Travel Plan Framework;
- Renewable Energy; and
- Sustainability Statement.

From the review of this information, and from a number of site visits, there are some key physical aspects of the site highlighted in the adjacent diagrams.

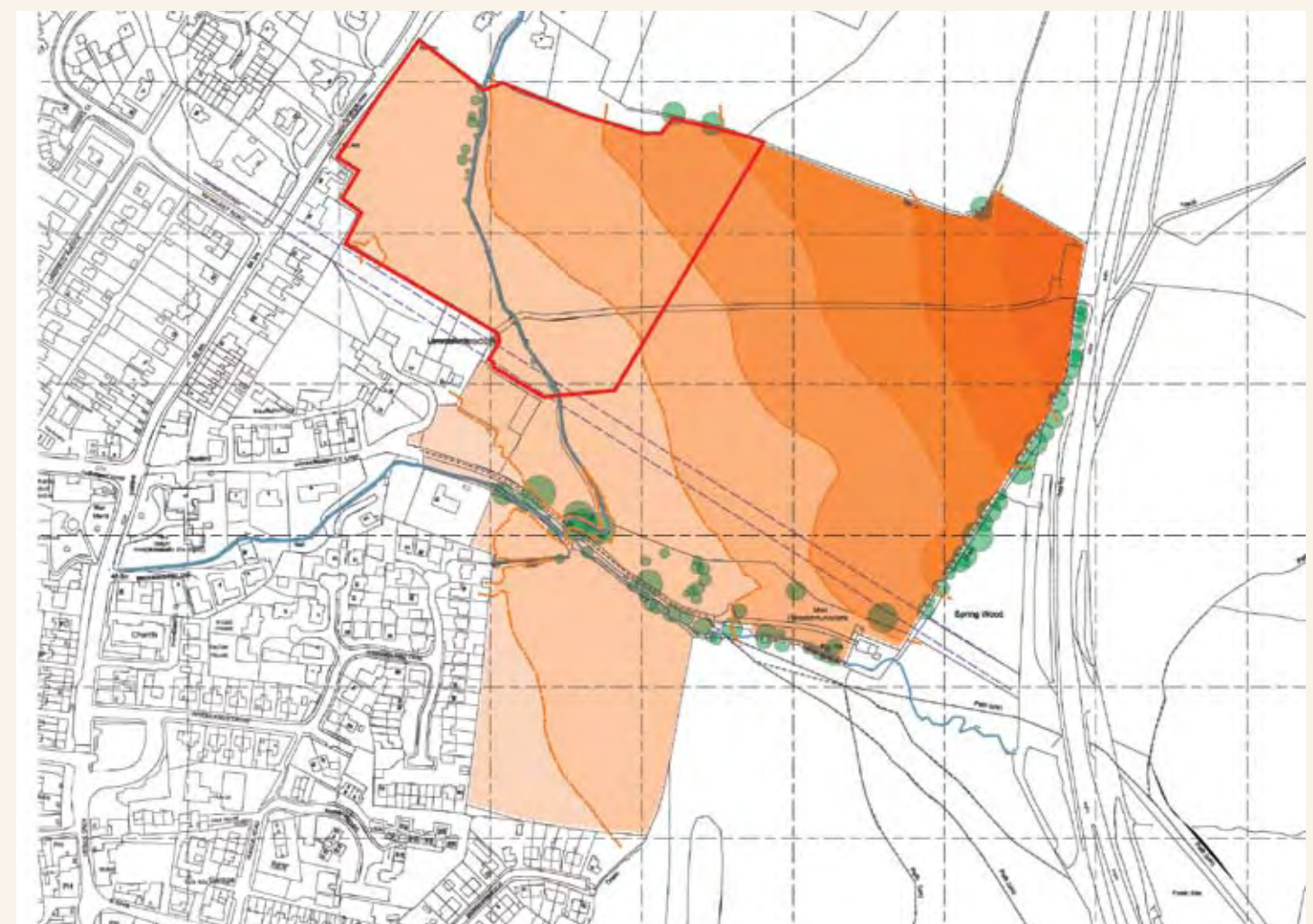
In particular the landscape character of the site is crucial to ensuring the scheme is in keeping with the area. There is a zone of natural landscaping running along the stream route, and up the hill containing the tree belt.

This area is examined in detail in the Ecological surveys. This area is highlighted on the adjacent diagram within the green dot dashed line.

The gradient of the site is also critical, shown on the adjacent contour diagram (Figure 23). Each contour shown represents a five meter height increase, with approximately a 28m rise across the site (west to east).

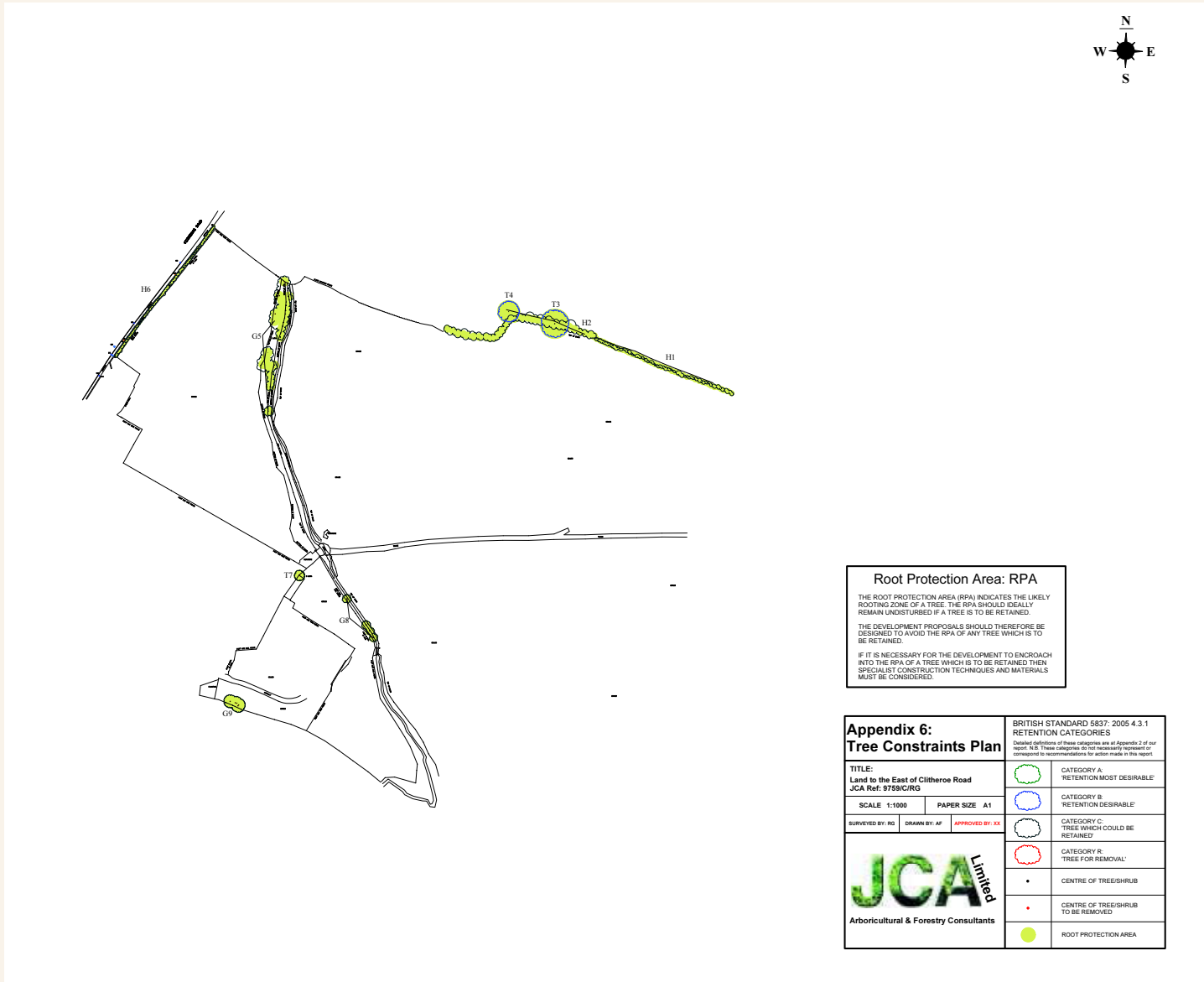
More detailed information is available in the individual reports.

Figure 23



3.2 Ecology and Landscape

Figure 24



Tree survey from Appendix 5 of the Tree Survey
N.B. Trees and Vegetation outside of the site boundary are indicative only.

An initial habitat survey has been undertaken which has confirmed the presence of bats on site, which are protected under European Legislation.

A full tree survey (Figure 24) has also been undertaken which confirms the presence of Tree Preservation Orders (TPOs) and other arboricultural features on site.

The site is primarily improved pasture fields. Other habitats include streams, riparian woodland, broad-leaved woodland, mature/veteran trees, hedgerows and marshy grassland. The site is divided into two Natural Areas: Lancashire Plains and Valleys to the south and Forest of Bowland to the North.

Survey work carried out to date includes:

- Extended Phase 1 survey.
- Water vole survey.
- Badger survey.
- White-clawed crayfish habitat assessment.
- Hedgerow assessment.
- Bat roost assessment.
- Bat activity survey.
- Breeding birds survey.

The site is primarily improved pasture which has low ecological value. However, the site boundaries have ecological value and sensitive concern. The stream and associated riparian woodland to the south has been highlighted as supporting important flora and also provides a significant bat commuting route for common pipistrelle and soprano pipistrelle bats. A number of trees in this area also have the potential to support bat roosts.

The implications of these surveys have been taken into consideration in masterplanning the site, in particular, opportunities to utilise existing features as part of the landscape strategy, i.e. retention of as many existing trees and maximise opportunities for ecological preservation and enhancement.

3.3 Conservation and Heritage

Given the number of heritage features within the wider Whalley area an archaeological and heritage based assessment has been undertaken. This has involved consulting with the National Monuments Record (NMR) and the Lancashire Historic Environment Record (LHER) to ascertain details of designated heritage assets of relevance to the site. The study has confirmed that the site contains no known un-designated heritage assets however there are a number elsewhere within Whalley.

The Whalley Conservation Area is located to the south-west of the site and includes properties on Clitheroe Road and Brookes Lane (Figure 25). Its character is based on tightly packed narrow streets and lanes with a predominance of historic buildings. A number of important views are identified on the Townscape Appraisal Map including some across the WCA. A number of references are made in the Appraisal to the character of Whalley and its conservation area being contained within a river valley and surrounded by hills that provide a rural setting to the town. Views from the Nab across the river are identified in this context, particularly towards Whalley Abbey and the railway viaduct beyond. Any impacts on the Conservation Area have been carefully considered and built into the framework.

A total of 57 heritage assets were recorded within the study area of the Heritage Assessment. These include four scheduled monuments and 30 listed buildings, but no registered parks and gardens or registered battlefields.

The desk based assessment has demonstrated that the site was probably part of the open field

system around the medieval village and there is potential for the below ground remains of medieval agricultural activity, specifically within the northern field, to survive.

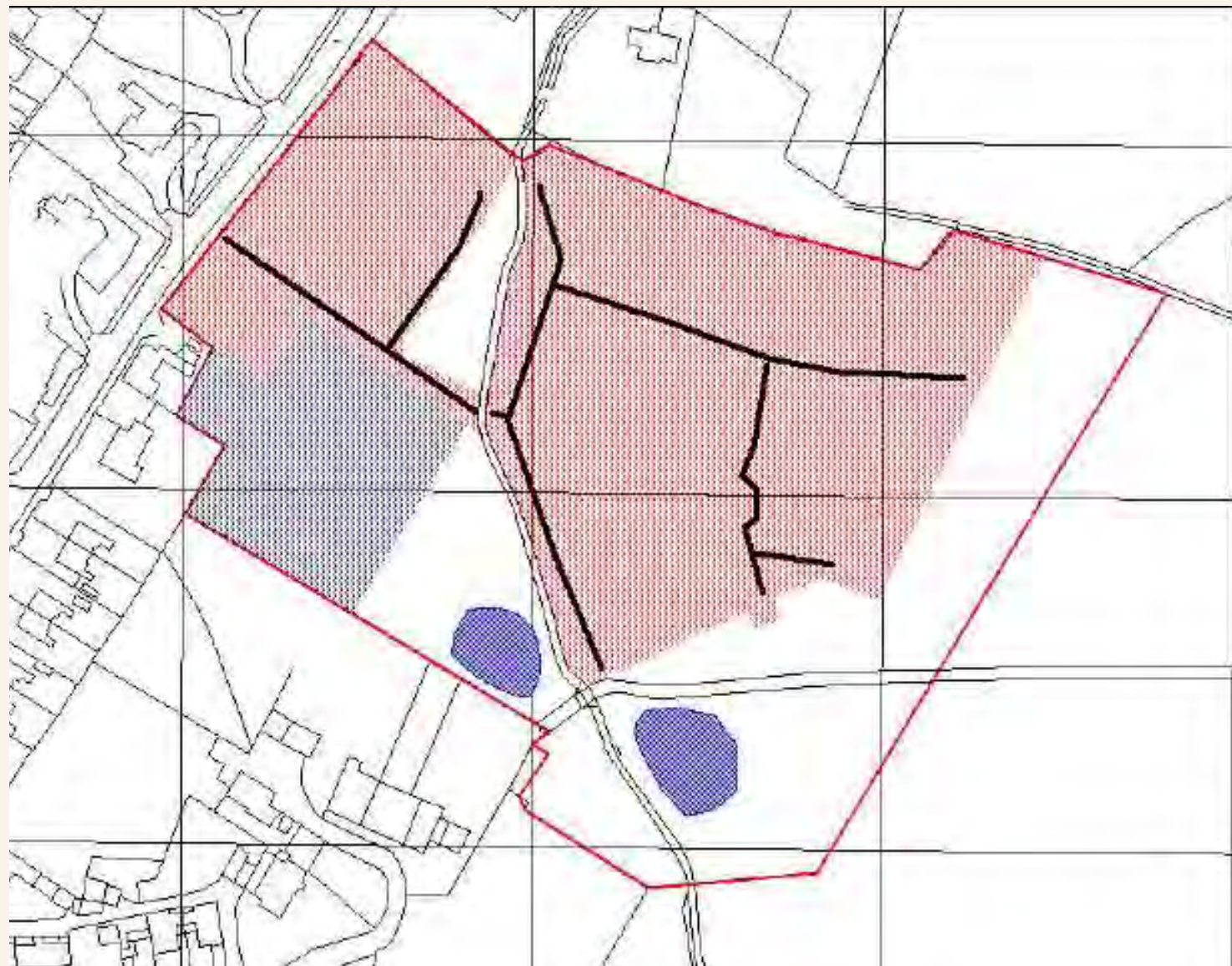
There will be no impacts on any designated sites or undesignated sites of national or regional importance. However, the development site is situated adjacent to the Whalley Conservation Area and the location and extent of public green space will need to be designed so as to minimize any potential adverse affect on its setting.

There is limited potential for unrecorded prehistoric and Roman remains as well as medieval to post-medieval settlement remains to survive within the proposed development. In order to more fully evaluate this potential, a geophysical survey of the previously undisturbed areas within the site is initially recommended so that the results can inform whether further archaeological works/mitigation strategies are necessary.

Figure 25



Figure 26



3.4 Drainage and Flooding

According to the Environment Agency's (EA) flood map the proposed development site is located outside the 1 in 1,000 year flood outline and is therefore defined as being situated within Flood Zone 1. Flood Zone 1 is defined as having less than a 1 in a 1,000 annual probability of river or sea flooding in any year. All uses of land are appropriate in this zone, however, developers are encouraged to seek opportunities to reduce the overall level of flood risk through the layout and form of the development, and use of sustainable drainage techniques.

Recognising the requirements of the National Planning Policy Framework (NPPF), and as the site is greater than one hectare in area, a Flood Risk Assessment (FRA) has been undertaken. A watercourse flows in a south-easterly direction through the site. An existing embankment runs along the right bank of the watercourse. Redevelopment of the site will ensure that the integrity of the existing embankment is maintained and is bolstered where necessary. The embankment will be maintained within a public open space area. The easement adjacent to the watercourse will provide ecological benefits and allow access for maintenance purposes. A further two watercourses and two ditches are located within the vicinity of the site (to the north-east, east and south). Due to the topography of the site and the surrounding area the risk of flooding from these sources is considered low. The site has not been identified as being at risk of flooding from groundwater, pluvial, sewer or highways sources.

Any residual risk of flooding will be addressed by setting finished floor levels 0.15m above adjacent ground levels. This will enable any potential

surface water to be conveyed safely across the site without affecting property in accordance with the approach promoted within DEFRA's Making Space for Water.

A new access road will be required across the watercourse through the site. The culvert will be designed to accommodate the 1 in 100 year flow including an appropriate allowance for climate change and suitable freeboard. The details will be agreed with the EA at the design stage.

The FRA includes an indicative strategy for dealing with surface water runoff arising from the proposed development as shown in the adjacent diagram. Through the incorporation of Sustainable Urban Drainage Systems (SUDS) the proposed surface water drainage strategy will provide sufficient attenuation on site to accommodate the 1 in 100 year storm event including an appropriate allowance for climate change. Surface water runoff from the site will continue to discharge to the watercourse located through the centre of the site. With surface water runoff from any new impermeable surfaces restricted to the existing 1 in 2 year greenfield runoff rate significant betterment, in terms of reduced surface water flow rates, will be provided and ensure that flood risk is not increase elsewhere as a result of the development. With regard to the storage facility to the west of the watercourse, it should be noted that due to existing site levels within the vicinity of the nursing home site reprofiling is likely to be required at this location in order to enable surface water runoff to discharge via gravity.

4.0 Evaluation

4.1 Site Constraints

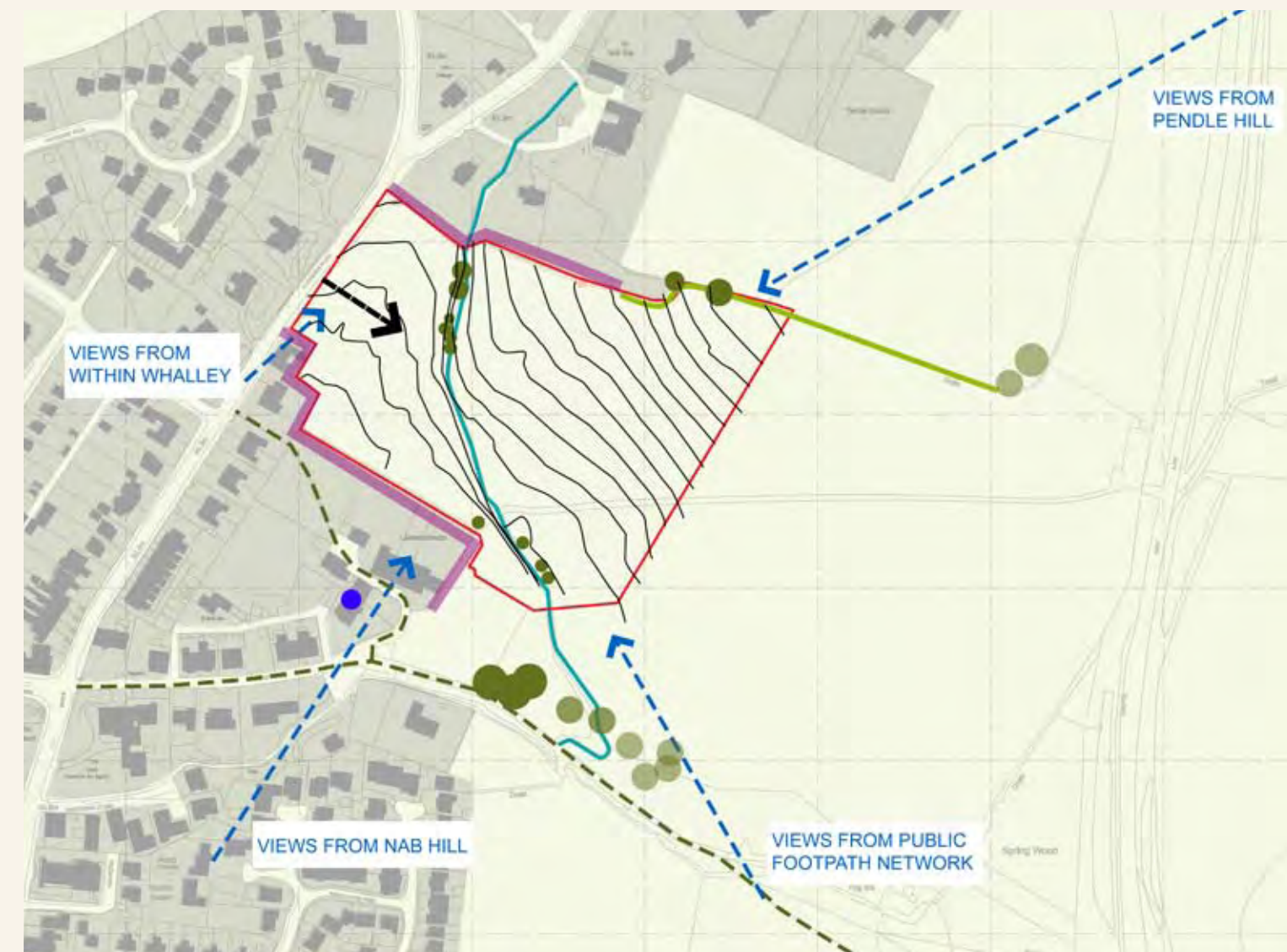
Figure 27 and 28 identify the constraints and opportunities the site offers for potential development.

CONSTRAINTS

- Conservation Area & Built Heritage - requirement to respond to, and respect setting, of nearby buildings recognised as having historic value.
- Access - Clitheroe Road provides the main opportunity for vehicular site access.
- Views - requirement to ensure that the site proposals to not have an adverse visual impact on key views.
- Topography - working with existing ground levels will ensure no adverse impact on landscape character and views.
- Stream: The lines of the existing streams should be retained and enhanced. The habitat and flooding issues associated with these are outlined in the accompanying reports.
- Sensitive Boundaries: On most of the west boundary of the site, existing residential properties should be respected, with the appropriate set off distances and enhanced screening. Heights in these areas should be kept to two storeys in keeping with the adjacent properties.
- Existing Trees: There are a number of quality mature trees on site which should be retained, there are of high value and require protection. These are largely at the perimeter of the site. The development should seek to retain as many trees as possible.



Figure 27



4.2 Site Opportunities

Figure 28



OPPORTUNITIES

- Respond to the most relevant characteristics of the conservation and locally distinctive townscape so the development can feel like a natural extension of the settlement.
- Respond to the characteristics of adjacent 'lanes' to create an edge of village character.
- Green open space - opportunity to contribute to the existing green open space network with additional informal green open space provision.
- Play - opportunity to provide additional well-overlooked play facilities which form part of a wider network of open spaces and formal/informal play facilities.
- Landscape Character - opportunity to retain high value landscape features, including trees, hedgerows and the stream which runs through the site, moreover, opening up the river corridor along Wiswell Lane to public use will create a positive community feature, and encourage connectivity and empathy with the landscape.
- Public Footpaths - opportunity to connect to, and enhance, wider network of public footpaths, particularly connection to Spring Wood.

5.0 Planning Context

The outline planning application is for a residential led mixed use scheme comprising a mix of housing including family and affordable homes, and a nursing home.

The statutory development plan, comprising RSS and the Ribble Valley Districtwide Local Plan, identifies a need for 2,900 homes in the Borough between 2003 and 2021 (at a rate of 161 dwellings per annum). This annual target has been endorsed by Members at planning committee in June 2010 for the purpose of preparation of the Local Development Framework. Since then, the Council has undertaken further detailed housing work and is promoting provision of 4,000 new homes through the core strategy.

NPPF requires local planning authorities to identify a rolling five year supply of housing at any one time and to plan for housing delivery in the longer term.

The Council cannot currently demonstrate a five year housing supply and is in the process of identifying land for more housing delivery in the short and medium term.

The UK is currently emerging from a deep recession in which housing delivery has been further hit. The difficulty of securing a mortgage has exacerbated the housing crisis and there is a pressing need for housing delivery, in particular, family housing and affordable homes.

The Coalition Government is responding through changes that are very much focused on seeking to drive economic recovery. The house building sector is a key part of this and the new 'homes

bonus' arrangement will ensure that local communities benefit from new development. In the Ribble Valley, the most sustainable locations for housing growth are the Key Service Centres which have the best transport links and availability of shops and other local services. The Council's Strategic Housing Land Availability Assessment (SHLAA) identifies the application site and scores it highly as a suitable site for new housing in this context.

Elsewhere, the Borough is further constrained by its environment, with large areas of the Borough designated as either Areas of Outstanding Natural Beauty (AONB) or Green Belt. Therefore, the best place to achieve sustainable growth is in the less sensitive areas, close to facilities in the Key Service Centres including Whalley. The Government has introduced a presumption in favour of sustainable development.

A key part of the Council's vision as set out in the emerging Core Strategy Development Plan Document (DPD), is the support of vital and vibrant market towns and villages acting as thriving service centres, meeting the needs of residents, businesses and visitors. For this to be achieved and sustained, the service centres need investment and to be targets for growth to meet identified local needs. New development in Whalley will help underpin the village as a Key Service Centre.

The site is located within a short distance of the village centre with good access to services, facilities and public transport.

The proposed scheme will deliver much needed housing to address the needs of the Borough and Whalley itself. It will contribute towards the Council's current target of provision of 161 dwellings per annum and provide a mix of housing, including 30% affordable homes, to help address local housing needs. The provision of a nursing home will also help address the needs of a growing elderly population and provide local jobs.

Throughout the UK local residents are expressing concern about development in their communities. Particularly in rural areas, Councils are having to make important decisions that balance local feeling in some sections of the community with the needs of the Borough to meet a growing population.

In Whalley, there has been a negative reaction to the application proposals by many of the existing local residents, yet the development can be achieved in a sensitive manner and deliver

significant benefits for the wider community. There are strong technical planning reasons why the application should be approved with a number of significant material considerations which weigh heavily in favour of the development.

The proposed development represents a high quality scheme that can be delivered, that will help meet future housing needs in Whalley and have a number of significant benefits including:

- provision of high quality residential development on a sustainable greenfield site;
- help meet Council housing requirements in the short and medium term;
- deliver a range of sizes and types of housing including family homes;
- 30% affordable housing comprising a mix of unit sizes and tenures;
- provision of a nursing home to help address the requirements of a growing elderly population;
- deliver new jobs in Whalley (nursing home);
- provision of new public open space comprising a mix of play areas supplemented by additional landscaping;
- promotion of sustainable development making use of and investing in existing services and facilities; and
- help secure investment, new residents and development to underpin and strengthen Whalley's future role as a Key Service Centre.

