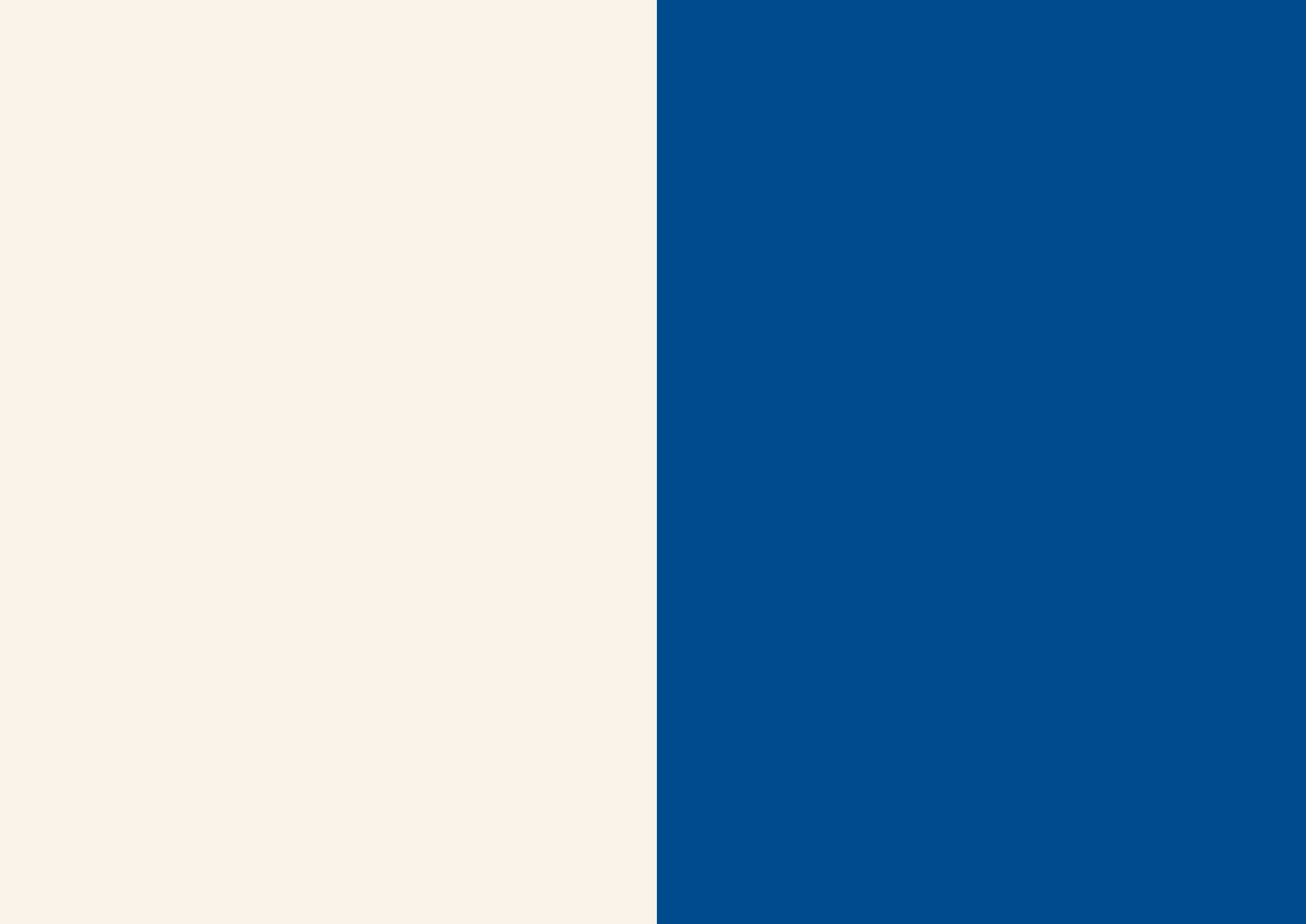




6.0 Vision

A fundamental driver of the proposed masterplan is to create a neighbourhood, the urban structure, form, and pattern, of which, responds to the most relevant characteristics of the conservation and locally distinctive townscape of the village and feels like a natural extension of the settlement. This has been achieved within the scheme through a detailed understanding of the historic townscape characteristics of the settlement.

Responding to Character

As Figure 9 has indicated, the historical development pattern of the eastern extent of the town is strongly influenced by Brookes Lane, which changes from an urban to rural/agricultural character, the rising landscape topography/agricultural field pattern up to Spring Wood and the natural features such as the water courses and hedgerows which cross the site; these are characteristics which are locally distinctive, and form the context of the site.

On this basis, the masterplan must respect and utilise these townscape/landscape characteristics and experiences within the proposed streets and spaces.

The proposals seek to respect the characteristics of Brookes Lane within the primary street, which moves up the hillside (The Lane), given that Brookes Lane forms the sites immediate context, this would be achieved through its detailed landscape character.

The masterplan extends the townscape of Clitheroe Road along the frontage of the site, responding to the edge of village character of Clitheroe Road.

The proposed Nursing Home would create a back-to-back relationship with existing dwellings along Clitheroe Road. This also has the benefit of fronting streets and space within the proposed development, creating continuity and enclosure, and providing a more secure - traditional - shared boundary.

Urban Structure/Density

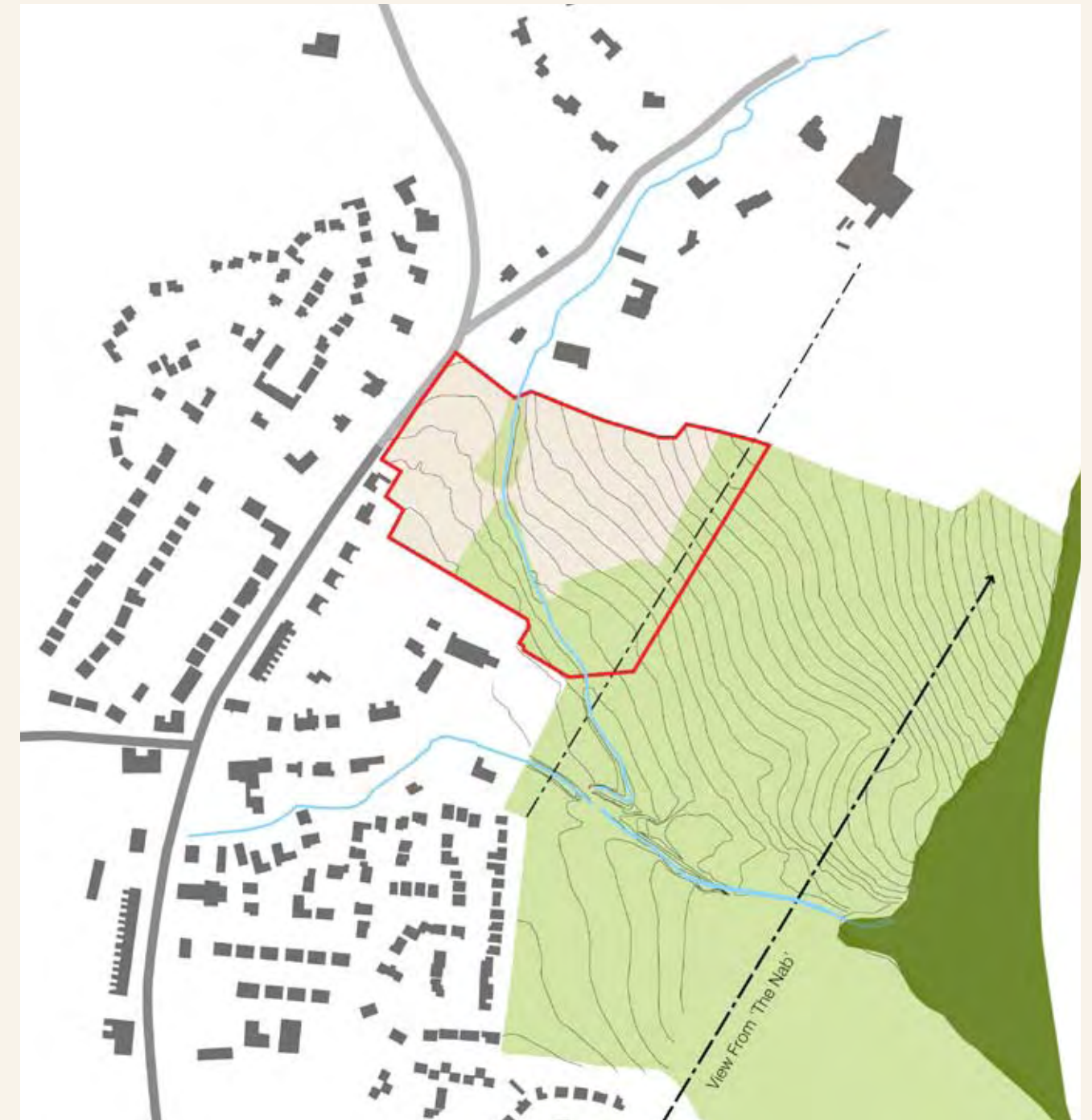
The overall block structure has been strongly influenced by the character of Brookes Lane and Clitheroe Road. The overall plot density, building lines and grain of Brookes Lane and Clitheroe Road are also respected within the proposed character areas identified.

The main entrance road changes in character at the central green space - The Brook – retaining its rural landscape character, its planting and gradients. The Brook is enclosed by housing comprising rural characteristics, such as natural as stone walls and strongly defined window encasements. Whilst there are no existing specific incidents within Whalley of housing fronting onto waterside open spaces, the proposition of rural housing overlooking a natural green open space would not feel out of place within its context. To further support the change in character, housing along the frontage would comprise larger plot sizes, and particularly front garden sizes, and thus lower density detached housing set behind the existing boundary hedge, respecting the stepping of the building line to the south of Clitheroe Road.

Townscape, Streetscape and Visual Appearance

The overall appearance of the proposals are further knitted into the character of Whalley by creating a rich variety of housing typologies that respond to the form, detailing, colour and materiality of the buildings that exists not only in Brookes Lane, but also within the wider conservation area/townscape.

The treatments of the streetscape, as well as the private driveways and boundaries to many of the properties within the conservation area also make an important contribution to its special character. There have been a number of more recent additions within the surrounding area, such as Woodlands Drive, that fail to respect the traditional character of the streetscape, particularly in terms of the geometry and design of the roads, thus presenting a more standard suburban street



1. Define The Edge

- Responding to key views and higher levels in order to sensitively locate development
- Visual axis with The Nab



2. Linear Green Space

- Anchored by community uses; Care Home, focal green heart and play space
- Footpath links to Whalley village centre

design. The proposals seek to re-introduce more traditional characteristics throughout the development, including the streetscape environment.

The proposed structure utilises the design principles of Brookes Lane by changing from The Lane type characteristics, adjacent to the existing settlement, to a far more agricultural/rural feel adjacent to the open countryside; this would be achieved by providing buildings that adopt basic barn and residential farm house proportions, randomly organised around courtyard spaces. To the rear of the main courtyard spaces, a smaller back lane leads to another courtyard space enclosed by a similar cluster of buildings. These characteristics are wholly consistent with the townscape of Brookes Lane.

Retaining Openness and Responding to Views

Whilst not publicly accessible, the open fields to the front of the site contribute to the change in character between Clitheroe Road and King Street from centre of town to edge of town. Therefore, it is essential to retain a view through the site frontage, along the main site access, which would also comprise lines of tree planting to re-enforce the rural character.

In addition, the overall developable area of the site responds to the settlement line suggested by the Council, which takes a line between the development at Oakhill College, to the north, and the rear boundaries of Woodlands Drive, to the south. By concentrating development to the west of this line, the rising open countryside to the east is retained. This characteristic is particularly visible when viewed from the Nab. Moreover, the change in character from urban to rural, which is perceived as people travel along the footpath (leading from Brookes Lane travelling east), would also be retained through the proposals. The use of buffer planting would soften the edge of the development when viewed from the footpath.

The overall urban structure of the development creates a linear street and courtyards that run up the hill in the direction of Spring Wood, this responds to views from Clitheroe Road and the Nab by creating a roof form which steps with the sloping ground, emphasising the changes in

level and reducing the visual impact that would be created from linear lines of pitch roofs, when viewed from the west, or south west. The streets contain planting to the front gardens to run in alignment with these views breaking up the overall mass of the development, in a similar manner as to views from the south east.

The open character of the site is retained through the retention of a natural open space corridor that runs along the existing brook, which is visually connected through to the footpath along Brookes Lane, and thus increasing the perception of openness. The open nature of this corridor is preserved by limiting the presence of parked vehicles (parking is provided on plot down the side of semi detached, or detached properties) and respecting existing conservation area precedents within the design of the access roads and driveways.

Sympathetically Integrating Development into the Landscape

We also believe that the sites natural features form important place making elements, and therefore, it is important to sympathetically integrate the landscape fabric into the proposed development. This can be achieved through adopting the following principles:

- a) retention of all trees, and where possible hedgerows within the proposed open spaces, ensuring their long term survival;
- b) pockets of natural green space integrate into the development forming the heart of the proposals;
- c) the use of the low lying open spaces as part of the overall SUDs system;
- d) natural features would be used to define the hierarchy of streets and spaces (the Lane, hedgerow, The Brook);
- e) all proposed housing has a view of open space or natural features.



3. Visual links with park

- Linear nature of green space and street orientation create views in to the park and maximise the amenity.



4. Townscape character that responds to context

- This is achieved by the following three principles; extending the character of the country lanes, Brookes Lane, and back lanes characteristics.



5. Extend the country lane character

- Responding to key views and higher levels in order to sensitively locate development
- Visual axis with The Nab



6. Emulate Brookes Lane Characteristics

- Building typologies, planting and boundary treatments to respond to the character of Brookes Lane
- Hierarchy and grain respond to existing spaces along Brookes Lane



7. Streets draw from Whalley 'back lanes'

- Responds to the characteristic of back lanes found in the conservation area



8. Extending hedgerows and hedgerow features into the layout

- Extension of existing hedgerows and hedgerow features from the north into the site following contours to structure streets and green networks



9. Responding to visual impact

- The design responds to key views and creates visual links
- Structuring principle to streets- will be read as linear streets from a these key views

7.0 Design Development

The consultant team has undertaken pre-application discussions with the Council and taken on board the comments received within the current submission. The key design issues and responses are highlighted below.

Landscape and Visual

The Council requested that some breathing space be provided between Lawsonsteads and the development in order to mitigate against landscape and heritage impact.

Response: A development line was tested through the design development process in order to specifically address these comments.

The council requested that the potential harmful impact of lighting should be considered.

Response: Potential exists to mitigate lighting impacts through detailed design and a condition attached to any planning approval.

Visual Appearance

The Council stated that there is a wide range of materials and styles prevalent within Whalley, i.e. brick, stone, brick and render; this gives Whalley a very individual but somewhat eclectic feel. Any submission would need to address the issue of homogeneity and how you would propose avoiding this in the development

Response: A detailed design study has been provided on how a rich variety of materials and building typologies could be introduced through the masterplan.

Development Constraints

Development should be constrained to the low parts of the site with a cut off point being a line that follows the eastern site boundary of the fields to the rear of Woodlands Park in a northerly direction towards Oakhill College. The Council emphasised that this is an arbitrary line for development and that much will depend upon the final layout devised in order to properly assess potential landscape impacts.

Response:

The overall developable area of the proposals responds to the settlement line, suggested by the Council. Moreover the development has stepped back from this line and an area of buffer planting to soften the eastern edge of development.

Figures 29-30 identify potential options for leaving the frontage of the site open, and developing closer to the development line identified by the Council. Both form valid illustrative interpretations of the proposed Parameter Plan (Figure 31).

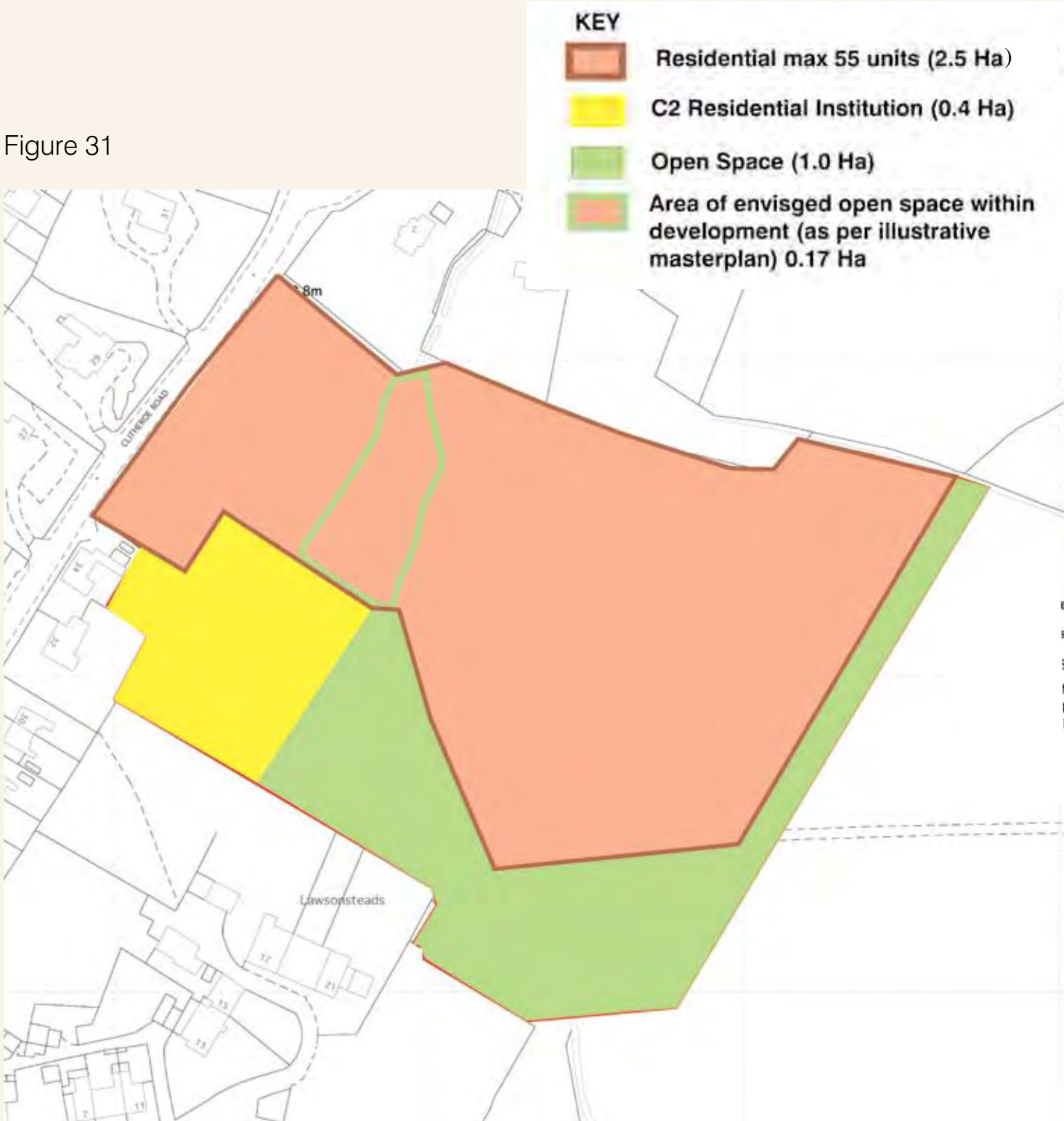
Figure 29



Figure 30



Figure 31



Use	Quantum	Type	Maximum Height
Residential	Up to 55 Homes	A full mix of detached, semi detached, terraced and apartments	2.5 storeys Max/Min Width - 12m/4.5m Max/Min Lengths - 12m/4.5m Max/Min Height - 9m/7.5m Note 1 Typical heights should be based on approx 3m floor heights plus roof.
Nursing Home	50 bed facility	Max 2,000 sqm	3 storey's

8.0 Parameters

Overall Approach:

The proposal is for up to 55 dwellings (C3), and provision of a 50 bed space nursing home (C2). The application is submitted in outline with all matters reserved. As such, the proposal is based on a number of parameters relating to the proposed mix of uses, overall quantity and zones of development and potential height of the associated buildings. A parameters plan has been prepared and is submitted for approval: PL1158.M.104 Parameter Plan

Development should accord with this plan unless otherwise agreed by the Council. The applicant proposes that these parameters will be controlled by a suitable planning condition.

The parameters seek maximum flexibility for the provision of residential development anywhere across the whole site, whilst restricting the location of the proposed nursing home towards the front part of the site. This will ensure good access and visibility to the school and nursing home uses and make best use of the larger areas of flat land.

The rationale behind the overall approach reflects the need for a comprehensive landscape framework which retains existing landscape and ecological features on site, in particular, where visible from Clitheroe Road. It also has regard to the setting of the Whalley Conservation Area. The landscape framework and need for new highway infrastructure at the entrances to and across the site, underpin these development parameters. More information on the details of these parameters is set out in the following sections.

Quantity of development:

The total residential area including associated open space and landscaping is approximately 2.5 Ha in size, as shown in figure opposite. Bringing forward 55 dwellings on this land will deliver a residential density of approximately 22 dwellings per hectare which is in keeping with that of development elsewhere in Whalley, however it is envisaged that an area of this will be open space as indicated opposite (0.17 Ha) increasing the density to 24 dph.

The proposed nursing home would provide accommodation for up to 50 residents. Based on an average gross floor space of 40sqm per occupant, a 2,000 sqm nursing home might be provided. Precise details of the size of the facility will be provided at reserved matters stage.

9.0 Illustrative Masterplan

The parameters plan submitted seeks approval for the quantum of uses, the illustrative masterplan for the site (Figure 30) has been drawn to show how the site could come forward to include provision for the following:

- Up to 55 new homes;
- A nursing home with up to 50 bed spaces to address elderly housing needs in the area (approximately 2,000 sq.m. / 21,500 sq.ft);
- New recreation space including enhancement of linkages to Spring Wood.

1. Entrances/Road frontage:

The front entrance to the development should augment the building edge of Clitheroe Road and ensure continuation of the streetscene to an edge of village character. Retention of hedgerows is proposed whilst still allowing for access to be provided directly onto Clitheroe Road.

2. Nursing Home: The residential care facility has been identified and a notional site close to the entrance highlighted to make best use of access and potential for parking. A sensory garden is proposed at the interface with No. 34 Clitheroe Road.

3. The lane character changes from edge of village to country lane: The streets and spaces become more agricultural as the development rises up the hill, terminating around agricultural courtyard spaces.

4. The Brook: Retention of a natural open space corridor that runs along the existing brook, which is visually connected through to the footpath along Brookes Lane; thus increasing the perception of openness, and forming a community asset.

The green space and lanes through the site are defining elements which orientate and provide visual connections and further strengthen the relationship with the site.

5. Light Touch: In order to make a way through the proposed green space, a single route is to be retained through existing trees and enhanced with new landscaping. This will also provide improved habitats for existing nature conservation features on site.

6. Boundaries: Sensitive boundaries are identified and a green buffer proposed to minimise impacts. This includes the retention of existing and creation of new hedgerows and buffer planting around the outside edge of the site.

7. Green Connection: The layout of the scheme allows visual connection with Spring Wood and adjacent fields.

Figure 32



10.0 Urban Design Framework

Amount/Mix

The layout demonstrated here is for illustrative purposes only and is not submitted for approval. However it demonstrates how the development could come forward, subject to reserved matters being approved in the future.

Housing

The masterplan shown provides for the following in the realisation of this mix and is shown for guidance only, further detailed analysis is to be undertaken.

Total units provided:	55
Affordable provision at 30%:	16

A detailed breakdown is provided in the previous section.

Amount: Care Home

A 2,000sqm care home is offered in the masterplan, housing 50 residents across a maximum 3 storey building.

Urban Structure

The masterplan provides a strong urban structure around the principal interfaces with the village townscape, whilst becoming more organic (and thus, agricultural in character) closer to the open countryside and formed around the courtyard spaces.

Detached buildings form visual markers, and are

twisted at offset angles in response to similar characteristics along Brookes Lane, suggesting to the user (pedestrian or vehicle) that something lies beyond.

Continuity and Enclosure/Safety and Security

Consideration has been given to defining, enclosing and activating the public realm.

A degree of overlooking would be provided to Clitheroe Road, The Brook, along with internal courtyard space and Lanes. The internal parking area of the care home will also be well overlooked and could be secured. Where it is necessary to enclose more than one street frontage, or important areas of open space, corner turn units would provide a useful design typology to define these key junctures of public realm, providing they are sympathetic to the overall character of the village.

The level of enclosure with Clitheroe road is also consistent with the existing characteristics prevalent within the street scene.

Density

An average net residential density of approximately 24 dph will be achieved across the site. This overall density provides a mix of character areas and building typologies, which respond to the locality. This includes some areas of increased density around The Lanes and Courtyard Spaces (e.g. in a similar manner to Brookes Lane) and areas of lower density around Clitheroe Road to reflect the change in character

to edge of settlement.

Scale

The masterplan proposes residential development of no more than 2 storeys in height and a 3 storey Care Home, in order to relate to the character and scale of the existing buildings in the surrounding area. Roof form would vary, however, particularly around key junctures of the public realm, such as:

- the courtyard spaces
- around the Brook

Roof form and scale would also vary within the design of the Care Home in order to brake up the potential long linear mass of the building.

It is proposed to place the Care Home on the lower area of the site, as this will be the most bulky visually. Similarly, the Care Home is likely to be the tallest element, with a potential for three storeys. It has therefore not been located close to Clitheroe Road, but set back to recognise the character of Clitheroe Road.

Visual Appearance

The overall concept for the visual appearance of the proposed housing is to design buildings, along Clitheroe Road, The Lane, The Brook, and Courtyard Spaces as a natural extension of the townscape of the town. On this basis, it is important to reflect the rich variety of proportions and detailing that occur on the adjacent roads, whilst reflecting the overall unity within the streetscape. The streetscape analysis, identified

on the following pages, indicates that whilst there are number of variations in the details of the buildings there are a number of unifying features that run through the townscape, which include:

- Roof form;
- Brick colour/texture;
- Building line offsets;
- Boundary treatments;
- Proportions and rhythms.

The typology plan (figure 32) provides an indication of how housing could be designed to reflect the townscape characteristics of the surrounding context without specifically detailing the architectural design response. Thus, it is not the intention to provide pastiche copies of heritage buildings, rather, identify particular proportions and rhythms that could be utilised within a detailed design approach.

Overall the local context provides simple detailing, particularly within the agricultural buildings within the village; moreover, it is the relationship between buildings, the streets and private spaces that create a distinctive townscape.

A key design principle is to respond to the variety of streetscape characteristics along Clitheroe Road; thus, a variety of typologies are proposed to enhance the visual richness created along this main street including:

- the proposed detached cottages that pick up the general proportions and rhythms of Clitheroe Road.

Figure 33 Concept Plan

- a series of corner turns and semi detached dwellings are proposed that respond to simple proportions identified within the design study.

These typologies create the variety of housing typologies along the main interface with the town, and thus, the level of visual richness appropriate for its context.

As the Lane turns into the proposed neighbourhood, a mix of terraces and detached farmhouse buildings continue the varied streetscape.

The Lane changes in character around The Brook and up the hill towards the courtyards, and is enclosed by detached and semi detached Village Lane type housing. Again these typologies are based on simple proportions and rhythms identified within the design study. Further to the east, buildings become more agricultural in character, with stepped roof pitches, and simple window details.

The Courtyard Space provides a termination of The Lanes and the focus of this agricultural character.

The Brook is enclosed by the Brook View Cottages which contain similar proportioning to buildings within Whalley.

Summary:

The Illustrative Masterplan is based on the urban design framework and approach set out. it is envisaged that the principles set out will form

the basis of any further detailed design work and submission of reserved matters details for the site.

The following section sets out in more detail how the urban design framework might be implemented, based on the townscape and character analysis undertaken, consistent with the Illustrative Masterplan provided.

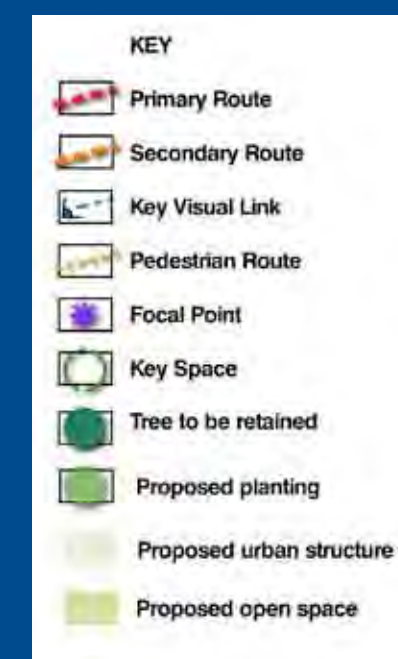


Figure 34





Cottages orientated gable end facing onto road, brook and overlook open space

Single pitch roofs



Small front gardens with private courtyard parking between dwellings.



1. Brook View Cottages

Key Features;

- Pitched roof, gable orientated to street frontage
- Courtyards parking between houses
- 2-5m front gardens to maintain a relationship with brook and open space

Indicative Materials;



Illustrative view of typology

Individual courtyard spaces between dwellings

Buildings orientated gable end on to face the brook and open space





2. Clitheroe detached cottage

Key Features:

- Large detached dwelling
- Longest elevations address road frontage
- Pitched roof form with gabled detail to front elevations
- Set back from street by front garden and private parking

Indicative materials:

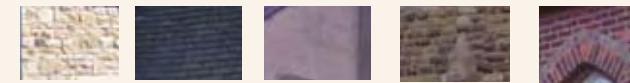


3. Village corner turn

Key Features:

- L shaped form creates dual aspect dwelling
- Low pitched gable roof

Indicative materials:



Illustrative view of typologies

Longest elevation address street frontage

Double aspect facade



Clitheroe detached cottage

Village corner turn

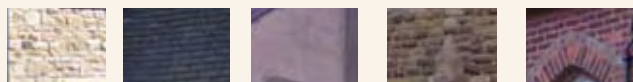


4. Brookess Lane detached cottage

Key Features:

- Cottage scale and proportion
- Simple pitched roof form
- Symmetrical balanced proportions to facade

Indicative Materials:

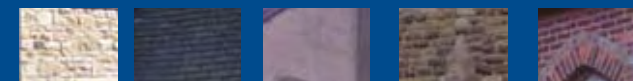


5. Village detached cottage

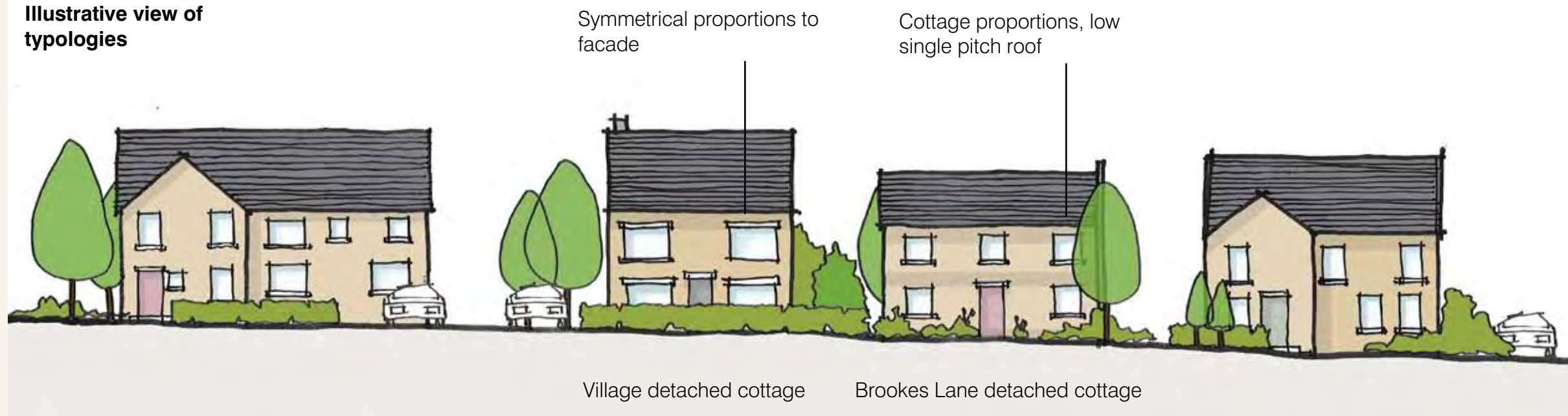
Key Features:

- Singular detached dwelling
- Grander scale and proportion to compliant other dwellings on Clitheroe Road
- Symmetrical proportions to fenestration features create a balanced facade

Indicative Materials;



Illustrative view of typologies



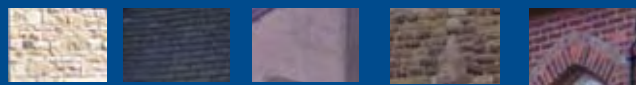


6. Village semi detached/ detached cottage

Key Features:

- Pitched roof form
- Vertical rhythms in facade created by regular punctuation of fenestration
- Full storey windows a feature of facade
- Porch detail optional
- 2-5m front garden defined by hedges and low stone walls

Indicative materials:

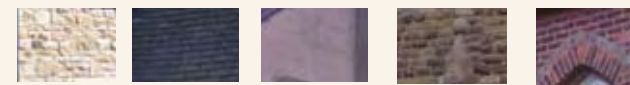


7. Rural terrace

Key Features:

- Pitched roof form
- Regular rhythm created by punctuation of fenestration in facades
- 2-5m front gardens to maintain a direct relationship with the street
- Continuous form

Indicative materials:



Illustrative view of typologies



Village Semi Detached Cottage

Rural Terrace

Pitched roof form

Symmetry in facade

Strong vertical rhythm
to facade

Pitched roof form

Continuous form

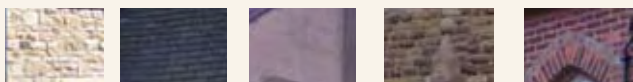


8. Farmstead

Key Features:

- Large detached dwellings
- Agricultural Character
- Articulation form to enclose courtyard spaces
- Regular rhythms to facade created by linear window forms

Indicative materials:

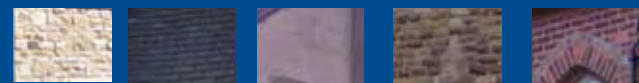


9. Farmhouse range

Key Features:

- Agricultural range/barn/farmhouse character
- Singular buildings can be sub- divided into smaller individual dwellings
- Horizontal form emphasised by low roof pitch
- Irregular punctuation of fenestration in facade reinforces organic agricultural form
- Horizontal rhythms created by small linear windows forms
-

Indicative materials;



Illustrative view of typologies

Horizontal rhythms created by small linear windows

Pitched roof form
Regular rhythm to facade



Farmstead

Farmhouse range



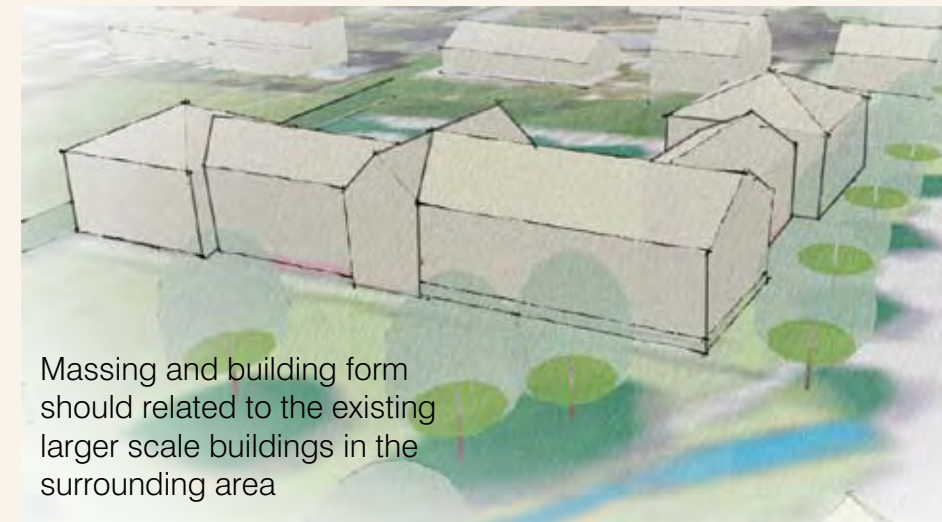
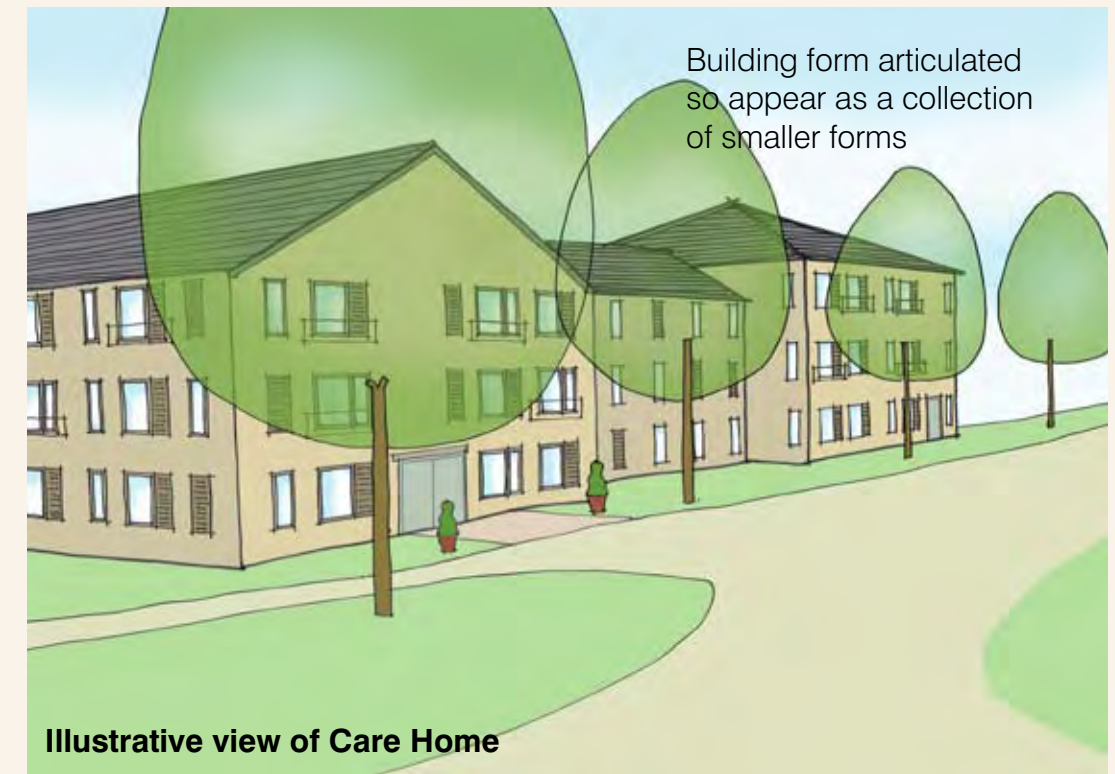
10. The Care Home

Key Features:

- The form of the overall building should be articulated so that it appears to be a collection of smaller buildings grouped together in order to respond to the surrounding building typologies.
- The building should have a range of roof forms and pitches to create variation in the roofscape
- 3 storey

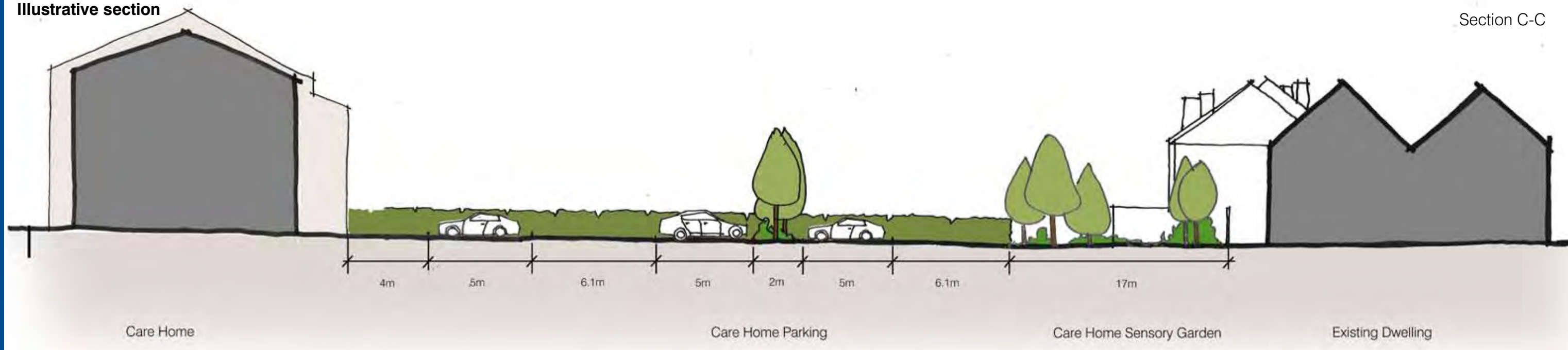


Indicative materials;



Illustrative section

Section C-C



A



Section A-A

11.0 Landscape Framework

11.1 Landscape Character

The site can be divided into a number of character areas, based on function and features. The key characteristics of the defined character areas are as follows:

1 Clitheroe Road

- A sense of leaving the settlement is created by larger properties set back from the road with substantial front gardens
- Positive frontage onto the street;
- Hedgerow and wall front garden boundaries.

2 “The Brook”

- Green open space focussed on the brook and incorporating informal play opportunities;
- Positive frontage of housing onto green space;
- Incorporation of existing trees and hedgerows and additional planting appropriate to the countryside setting.

3 Courtyard Spaces

- Courtyard spaces similar in character to Brookes Lane;
- Opening up of views to open countryside.

2 “The Lane”

“The Lane” runs through the scheme, creating a unifying element.

The Lane can be further broken down into three separate sections;

The Lane - Section A

- Similar in character to Maple Close in Whalley
- Wide green verge provides a green buffer, and creates a sense of leaving the village core and connecting to the countryside.

The Lane - Section B

- Similar in character to Brookes Lane.
- Strongly enclosed by properties.
- Small front gardens with intermittent tree planting.

The Lane - Section C

- Similar in character to looped access to properties immediately north of Brookes Lane.
- Semi-private character.
- Views to open countryside.

The characteristics of this three individual sections have informed the form of the masterplan.



1 Clitheroe Road



2 “The Brook”



3 Courtyard Spaces



4 “The Lane” - Section A

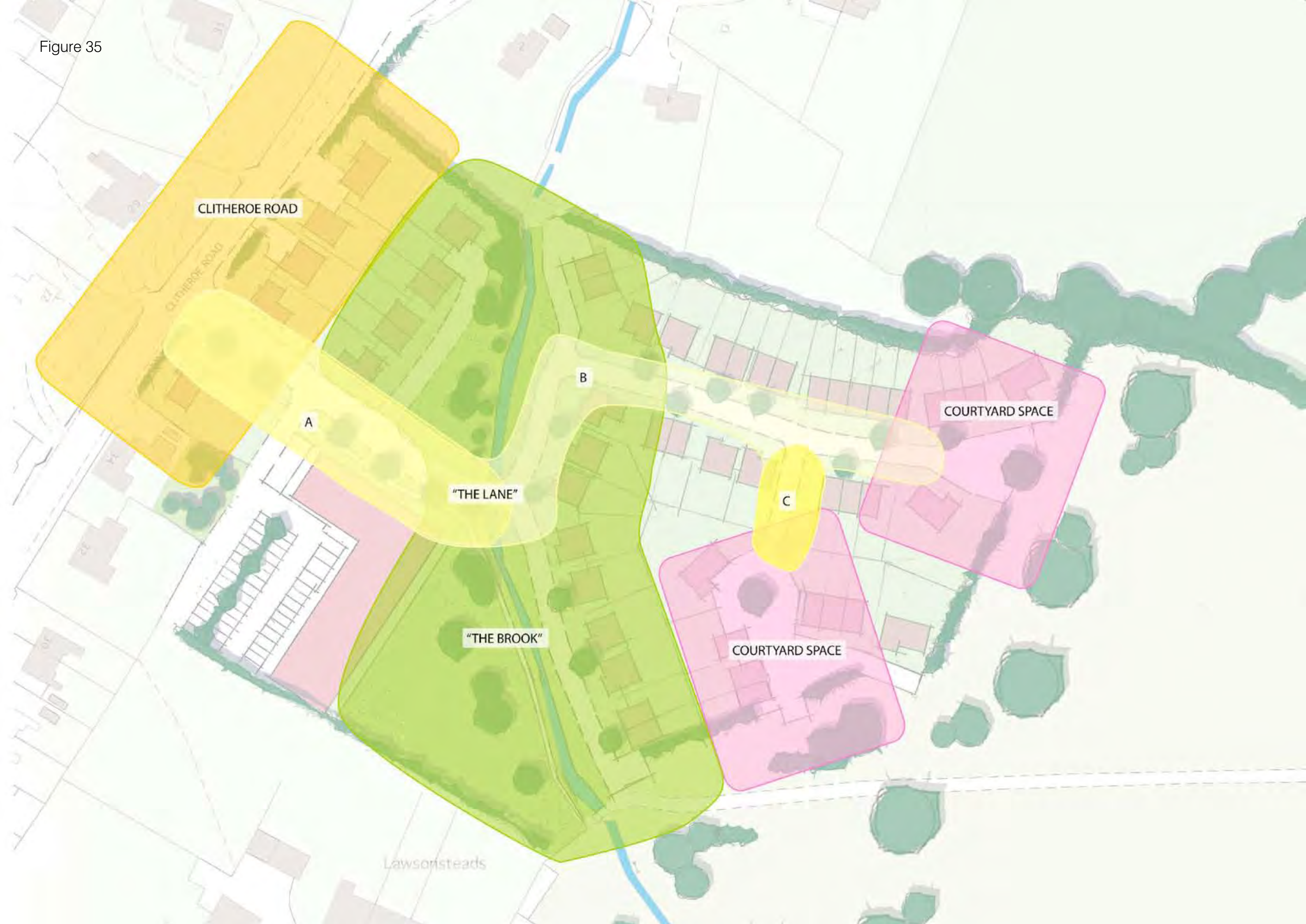


4 “The Lane” - Section B



4 “The Lane” - Section C

Figure 35





Illustrative view of green open space with views beyond to open countryside.



Naturalistic play



Informal play opportunities associated with stream and planting



Gathering space, seating overlooking green space, and overlooking housing

11.2 Play

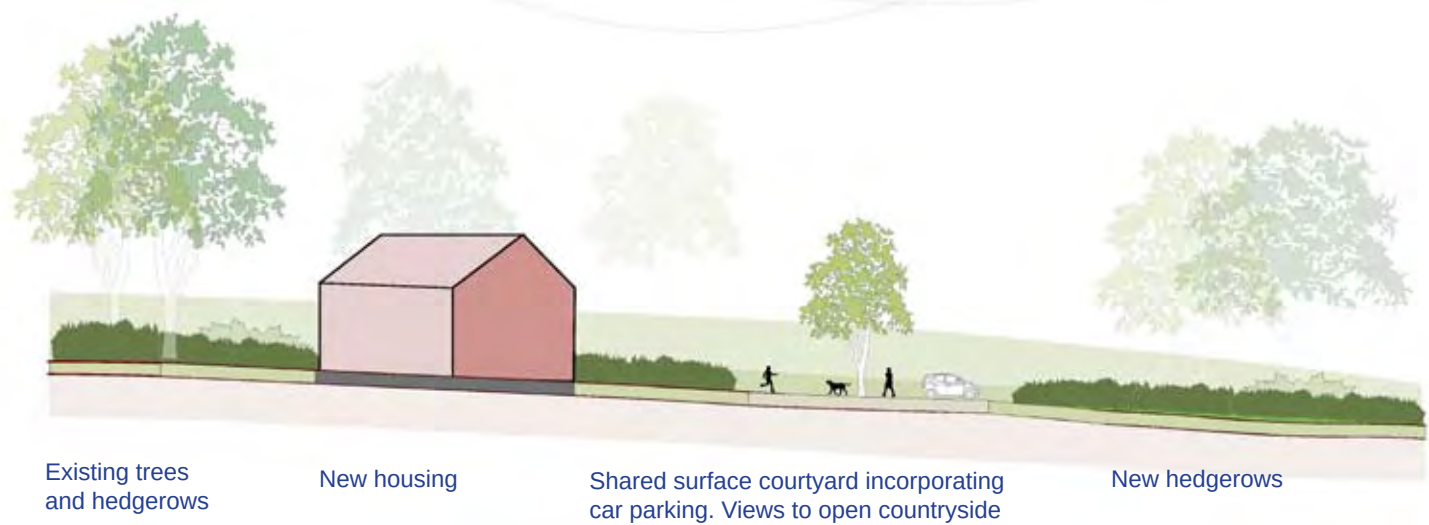
Play provision has the potential to provide both dedicated and informal play facilities for younger and older children in the form of formal and natural features, details of which will be agreed with the Council.

The proposals would have regard to the 10 principles for designing successful play spaces promoted within Design for Play: A guide to creating successful play spaces, which states that successful play spaces:

- are 'bespoke';
- are well located;
- make use of natural elements;
- provide a wide range of play experiences;
- are accessible to both disabled and non-disabled children;
- meet community needs;
- allow children of different ages to play together;
- build in opportunities to experience risk and challenge ;
- are sustainable and appropriately maintained;
- allow for change and evolution.

11.3 Illustrative Landscape Sections

SECTION A-A'



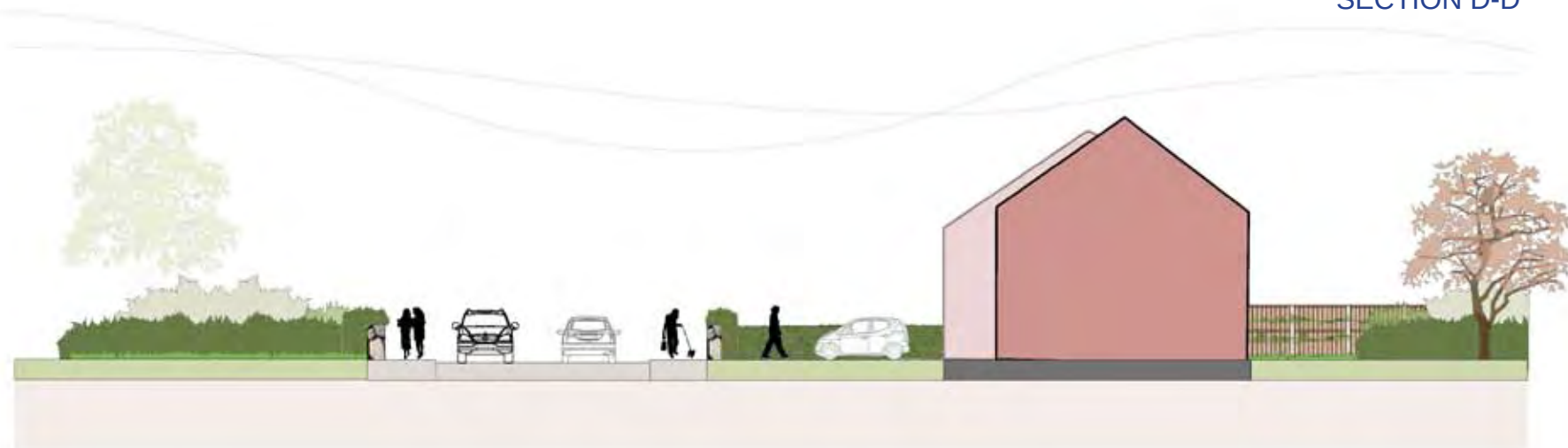
SECTION B-B'



SECTION C-C'



SECTION D-D'



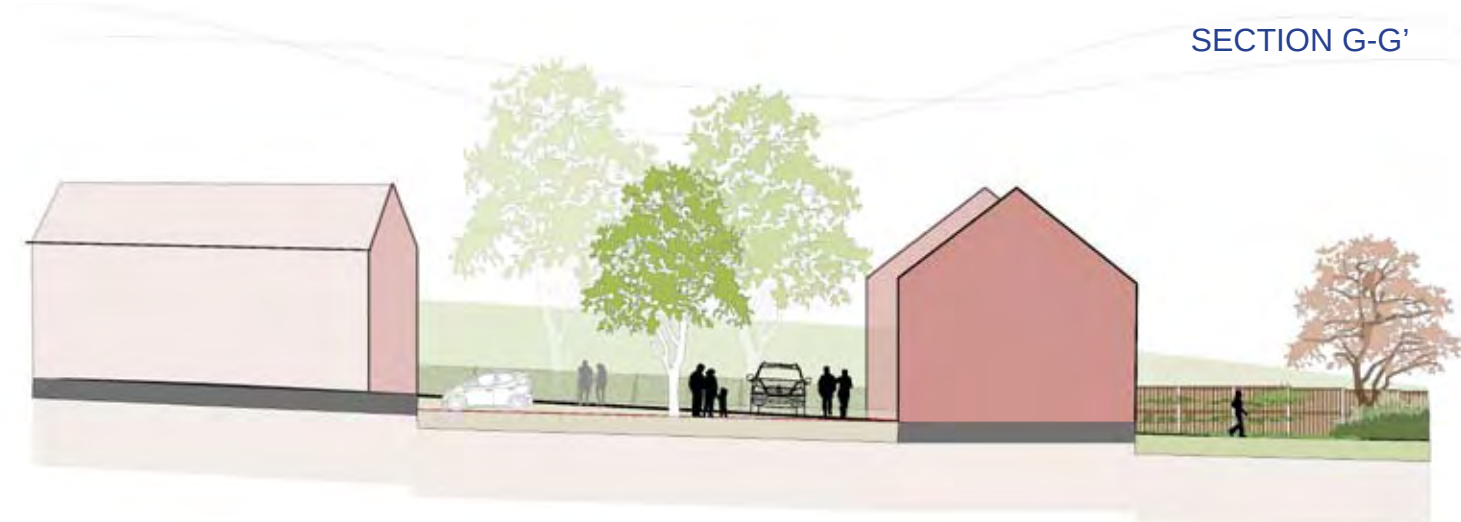
Existing front gardens. Stone wall and hedgerow garden boundary Clitheroe Road Off street parking. Stone wall and hedgerow garden boundary New housing providing positive frontage onto Clitheroe Road Rear garden

SECTION E-E'



New housing with stone wall and hedge garden boundaries Linear green space with meadow and tree planting Shared surface street New housing with stone wall and hedge garden boundaries

SECTION G-G'



New housing Shared surface courtyard incorporating car parking. Views to open countryside New housing Rear garden

SECTION F-F'



New housing with stone wall and hedge garden boundaries to front. Positive frontage onto green open space Shared surface street Green open space incorporating existing stream, informal play opportunities, existing mature trees and hedgerows and new and planting



11.4 Landscape and Visual Assessment

Landscape Character Impact Assessment

Further to the criteria set out in section 2.9 (Visual Analysis), the development proposals have been assessed in terms of the potential resulting landscape and visual impacts.

The proposals aim to integrate the new development into the existing topography, and retain landscape features of quality and value which form part of the character of the site, and contribute positively to the wider landscape character. These features include hedgerows, hedgerow trees, stone walls and views beyond the settlement edges to open countryside.

In addition, the proposals aim to integrate new tree planting and create new stone wall and hedge boundaries to provide boundaries to properties. New planting will also include shrub and meadow planting in order to create visual interest and habitat potential.

The site character will be changed as a result of the proposals, due to the nature of the development that will take place. However, the retention of existing features of landscape character and quality, along with the creation of features to compliment and reinforce local character will reduce the potential for any potentially negative impacts on landscape character.

Therefore, the overall predicted impact on landscape character is **benign**.

Visual Impact Assessment

A total of 14 key views were identified which represent a range of close up and wider views from around the site. Two of the key views, located within Spring Wood were identified as having no view of the site.

From the identified key views, a total of 5 were selected for the production of photomontages. These were views that it was felt would best illustrate potential impacts from key locations, or which illustrated the clearest views of the development from the surrounding road or footpath network.

The photomontage views are on the following pages and are also within Appendix 1 alongside photographs of all the key viewpoints. The predicted visual impact of the proposals on the selected photomontage viewpoints are described in detail below.

Photomontage view 3 - Nab Side Farm-Nab Wood

This viewpoint location represents a long range view of the site from the potentially sensitive location of Nab Hill, located approximately 0.75 miles from the site.

The photomontage indicates that the proposed development will sit well within the existing clearly defined extents of Whalley, the eastern extents of which are defined by Woodland Park and Oakhill College to the north. Some existing development does extend beyond this to the south (Sydney Avenue), but its location at lower ground levels minimises impact on the perceived development edge from this viewpoint location. A clearly defined green wedge of farmland remains to the east of Whalley, and this remains an important element within the view.

It is proposed that the housing will respond to existing ground levels within the site, and the orientation of housing will also vary. The photomontage indicates that these factors will serve to minimise the potential visual impact of the development.

Therefore, although the proposed housing is visible from this viewpoint, the character of the view is not changed. The overall impact is therefore predicted to be **negligible**.



Photomontage view 6_Clitheroe Road

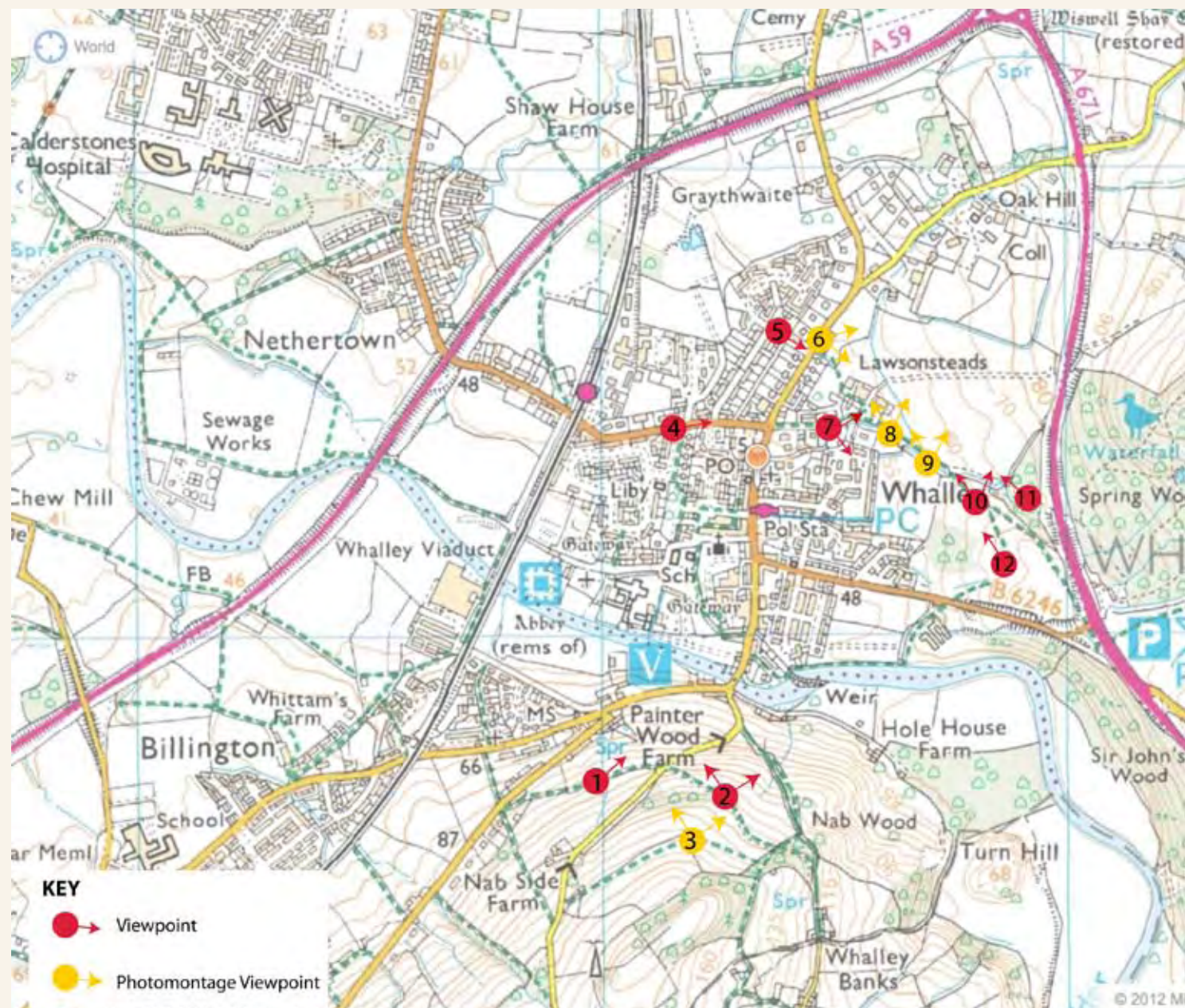


Fig 36

Photomontage view 6 - Clitheroe Road

The photomontage indicates a close range view directly towards the proposed new housing fronting Clitheroe Road, approximately 30 metres from the site boundary. The design of the new housing aims to ensure that it will be entirely in keeping with the existing character of housing along Clitheroe Road, utilising local materials and including hedgerow front boundaries. Tree planting will be used to integrate the new development into the wider landscape setting. The photomontage indicates that glimpsed views to the wider hillside will be available beyond the housing from this point, but would open up substantially to vehicles as they travel along Clitheroe Road, on passing the site entrance.

The creation of new housing will change this section of Clitheroe Road from its existing rural edge character, and make it more in keeping with the existing residential character found along the majority of Clitheroe Road. The sensitive design and placing of dwellings within the site will provide substantial mitigation against the potentially negative impacts of this change in character and reduction in views to open countryside. The overall visual impact is therefore predicted to be **minor adverse**.



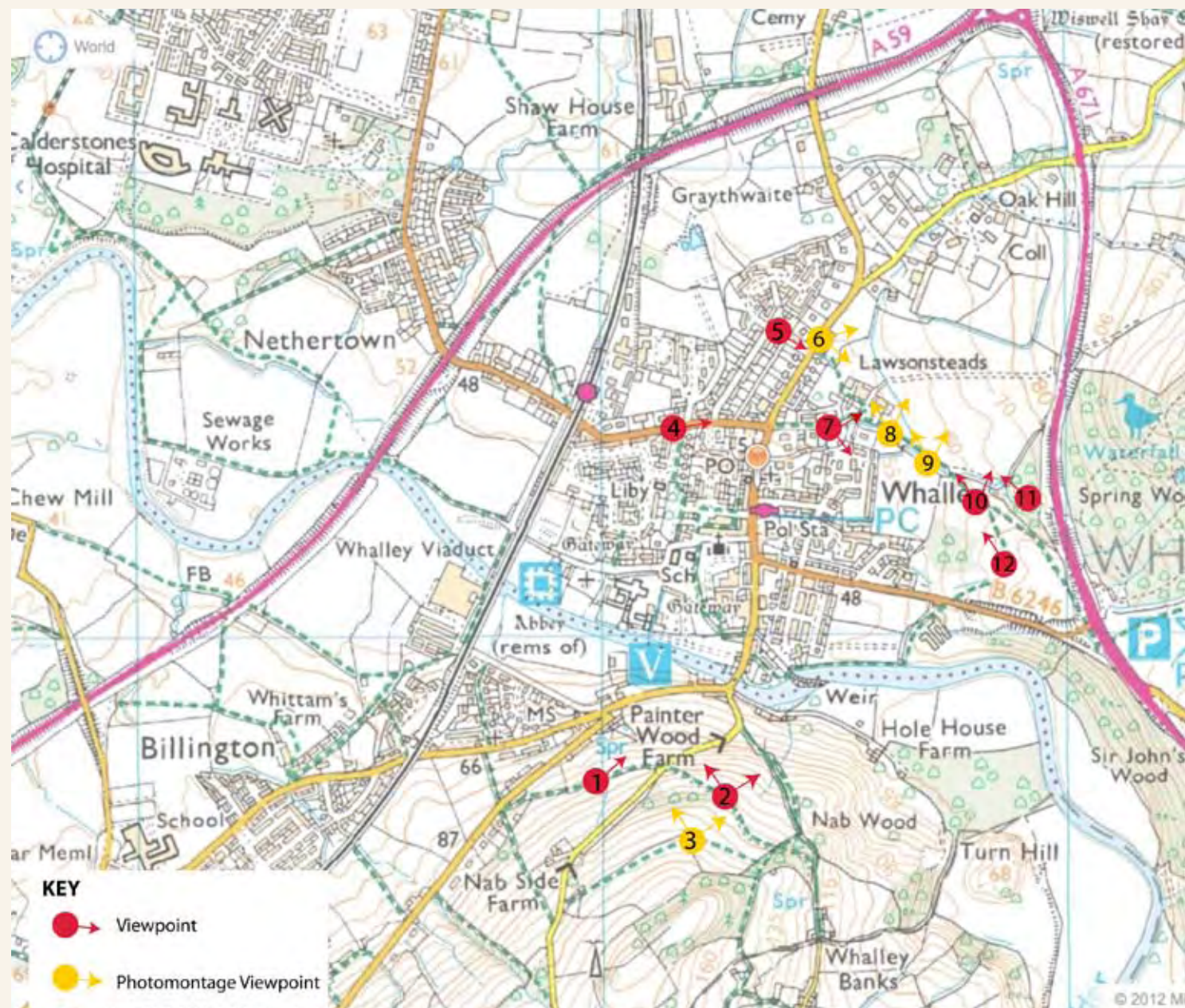


Fig 37

Photomontage view 8 - Brooks Lane

This location represents a close up view from the end of Brooks Lane as it joins the pedestrian footpath, approximately 220 metres from the site.

The photomontage indicates that the existing rural character of the view will be subject to some change due to the proximity of the proposed housing to the viewpoint location. However, the photomontage indicates that the housing is well integrated into the landscape, as already noted, it works with the existing landform and varies in terms of its orientation. In addition, the strongly defined proposed development boundary is rural in character, and in keeping with the surrounding context. Tree planting also helps to integrate the development and provide some screening.

The overall visual impact is therefore predicted to be **minor adverse**.



Photomontage View 9_Publio footpath off Brookes Lane

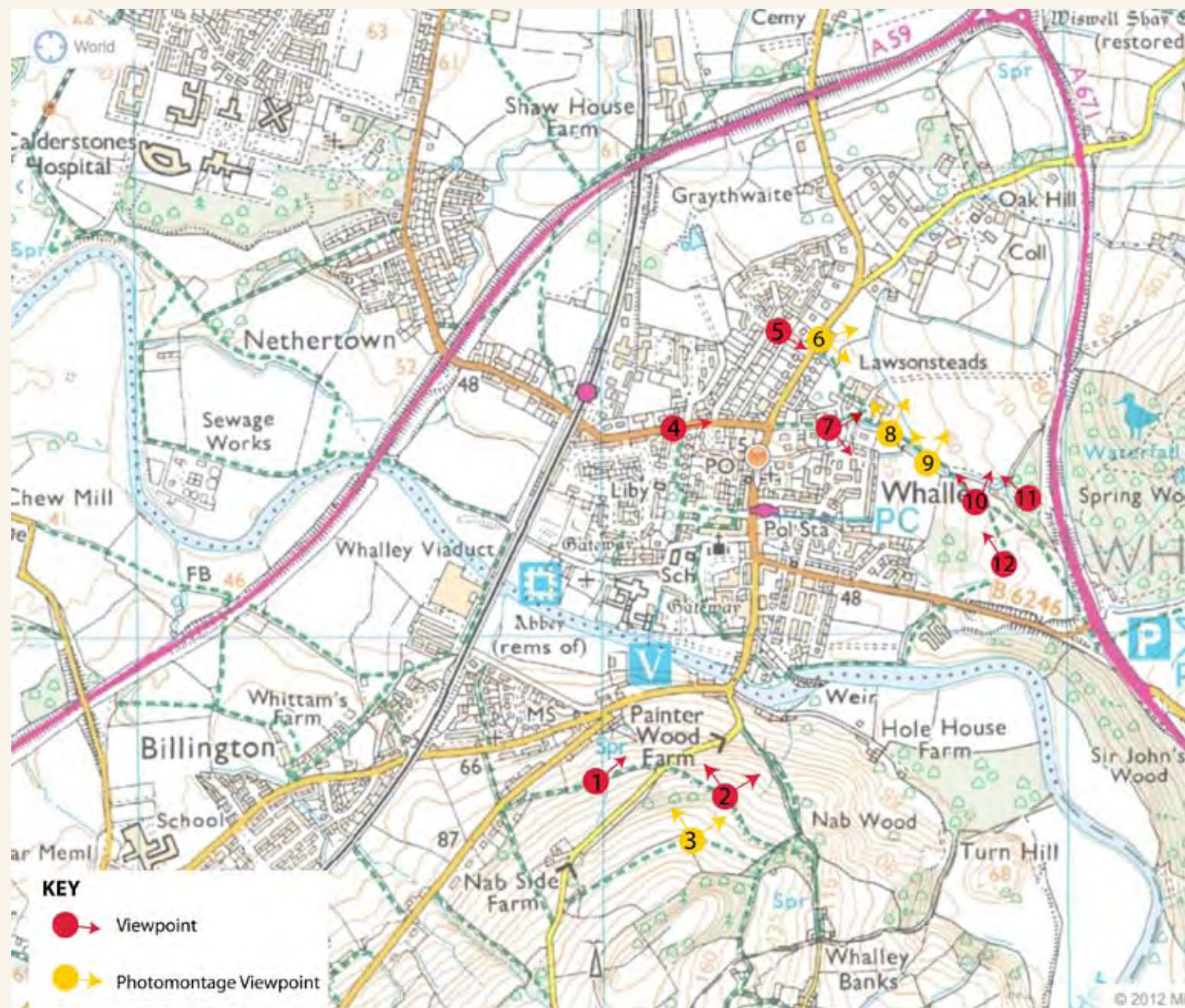


Fig 38

Photomontage View 9 - Public footpath off Brookes Lane

This location represents a close up view from the pedestrian footpath off Brookes Lane, approximately 270 metres from the site. The existing view is rural in character. The photomontage indicates that the proposed housing will be partially visible from this viewpoint, however, the main elements that make up the rural character of the view will be retained. The photomontage indicates that the proposed boundary to the development will be distinctly rural in character, and will serve to clearly define the urban edge. In addition, the stepped and varied roofline serves to minimise the potential visual impact of the proposed housing.

The overall impact is therefore predicted to be **benign**.



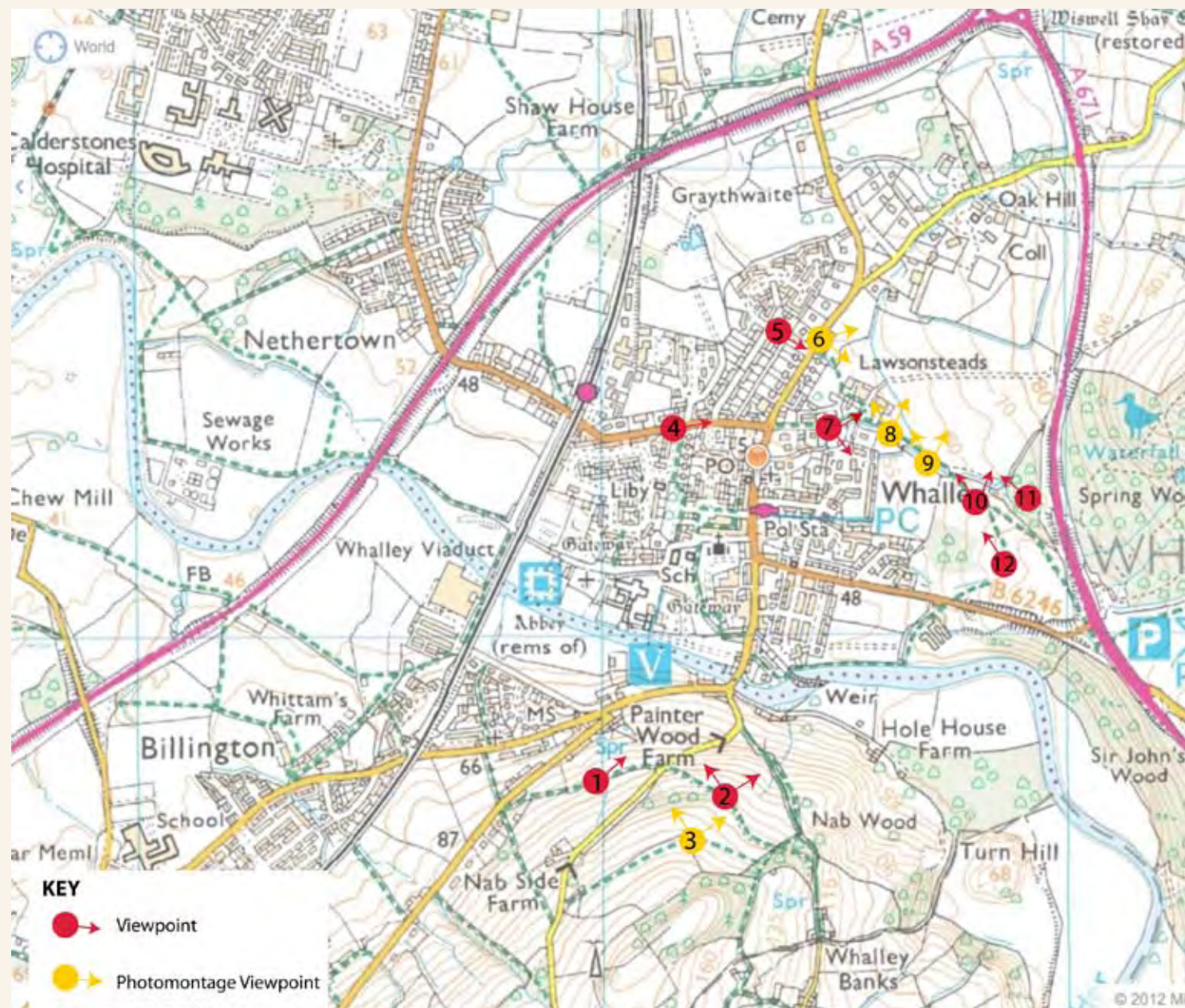


Fig 39

Photomontage View 12 - Public footpath, east of Archbishop's Wood

This represents an intermediate view of the site from the public footpath network to the south-east, approximately 570 metres from the site.

The existing view is characterised by a rural character. Glimpsed views only of the existing settlement area are available, but heavily screened by tree cover.

The photomontage indicates that the character of the view will be retained. The proposed dwellings will be screened behind existing and proposed tree cover.

The overall impact is therefore predicted to be **negligible**.

12.0 Access/Movement Framework

Whilst this application is not seeking approval of access details, the design proposals and parameters of development have had regard to the likely access arrangements of the site. Further detail is set out in the accompanying transport assessment.

The formal design approach to access and movement for the masterplan has been developed over the following basic principles to create:

- Fluid vehicular and pedestrian access and movement within the site.
- Uninterrupted and meaningful areas of Public Open Space (POS).
- A clear hierarchy and legibility between the various character areas.
- The retention and enhancement of existing routes into and beyond the site.

The access and movement diagram (Figure 34) illustrates the overall movement framework across the site. Pre-application consultation has taken place with the Council and local highway authority in relation to means of access, parking provision and adoption strategy. The following section is not exhaustive, please refer also to the Transport Statement supporting document that accompanies this submission.

The proposed hierarchy of access routes into and across the site:

Primary Residential Street (The Lane):

The principal access into the site via Clitheroe Road responds to this character. Thus, the

provision of hedging to define private space, with a footpath (along both sides at the entrance of the development, and then the highway (5.5 metres wide) has helped to create a sense of unity with Clitheroe Road.

The alignment of the main access road is purposefully located to minimise the impact of vehicular traffic, on the pedestrian environment.

The alignment of the access onto Clitheroe Road has been altered to improve the overall highway safety of the junction.

The Lane: Pedestrian Priority Street, Mews Courtyard and Driveways:

Pedestrian priority routes with a level surface. Active uses spill out into the street. Two way movement always permitted but pinch points and gateways could restrict movements to one vehicle only. Pedestrian movement across the whole space

Pedestrian Movement

The masterplan proposes safe and secure pedestrian movement across the site through the provision of the following;

- a) a pedestrian connection along The Brook with potential linkages to the Brookes Lane footpath.
- b) The creation of shared surfaces to reduce traffic speeds.

In terms of wider pedestrian access links to the village centre, bus and train station are excellent. Typically 100m takes up to 2 minutes to walk and

therefore access to the centre is possible within 10 minutes, with access to the train station within 15 minutes.

Cycling

The scheme promotes 'home streets' within the site, which are streets designed to encourage cycling and walking rather than vehicle movement.

In terms of wider cycle accessibility, Clitheroe Road is part of a cycle network. Routes 90 and 91 cross the front of the site. Therefore there is excellent cycle accessibility.

Parking Standards

Parking provision on the site will generally offer 2 spaces per 2/3 bed house and 3 spaces per 4 bed house, to comply with the requirements of the local planning authority. The layout of the site has been assessed for refuse collection, ensuring appropriate areas are accessible using a large refuse vehicle.

Public Transport

The proposed development benefits from the bus service that runs adjacent to the site and has bus stops that are well within recommended walking distances.

Access to Buildings

In terms of the approach to proposed levels, we have assumed that a 1:22 pedestrian access gradient can be achieved to all the main entrances

of the buildings. Further, the Lane will be no steeper than a 1:22 gradient at its steepest point (rising up the hill).

Figure 40



13.0 Sustainability

A appraisal of the proposed development against key sustainability objectives is included with this submission. In summary the development presents a significant opportunity to make a positive contribution to the sustainability aspirations of Ribble Valley Borough Council at both local and regional level. This will be achieved through the following aspects of the development proposals:

- A Green Travel Plan to assist in reducing the number of car-borne trips made to and from the development;
- Utilisation of sustainable design and construction methods, including the Code for Sustainable Homes;
- New on-site open space and amenity play areas;
- Development within Flood Zone 1, reducing flood risk and increasing resilience to climate change;
- Creation of a number of new full time jobs associated with the residential care home plus additional temporary jobs during the construction phase.

Whilst the proposed development already performs well against the sustainability objectives, further potential enhancements could be considered at the detailed design stage in respect of:

- Biodiversity: That native planting is used in the landscaping of the scheme taking into account the long term effects of climate change;
- Energy: That consideration is given to the use of solar hot water for the residential dwellings and gas-fired CHP for the care facility;
- Materials: The potential for use of certain sustainable construction materials such as timber may be negated by sanitary requirements;
- BREEAM: Steps could be taken to ensure that both the residential care home and primary school achieve BREEAM 'very good' as a minimum;
- Secured by Design: The principles of secured by design could be integrated into the Proposed Development including consultation with the local Architectural Liaison Officer.

14.0 Conclusions

In order to conclude the schem has been appraised against the principles of 'By Design, which forms central government best practice. The guidance sets out a series of questions, responses to which are listed below.

Does the site design respond to local character and contribute to local distinctiveness?

The integration of existing planting along key streets, views of mature planting, retention of hedgerows, field patterns and the open character around the Brook particularly contribute to local character, and the structure of the masterplan is based around the retention of these elements.

The proposal responds to the change in character along Clitheroe Road, as well as the character of the Conservation Area with specific reference to Brookes Lane by extending the streetscape character, and development pattern along the frontage and streets into the site.

The landscape treatment of the Lane is consistent with changes in character experienced leaving the urban area i.e. trees and walls, moving into agricultural courtyards and is an important local characteristic providing a sense of unity.

Does the site design respond sensitively to the site and its setting?

The masterplan has responded sensitively to retaining natural landscape features of the site.

A fundamental principle of the masterplan is to respond positively to key views across the site. Clearly, the formation of the streets and spaces - The Lanes and The Brook - will respond to key views from the west, south and east.

In addition, the creation of a key view through The Brook, protects the visual connection with the bank of trees along the Brookes lane footpath.

Whilst there is a loss of open views for a small number of properties fronting Clitheroe Road, the properties fronting the site will still have glimpsed views of the countryside beyond. Further, the interface between the Care Home and no.s 43-34 Clitheroe Road will be softened through the provision of a sensory garden along the boundary.

It was felt that the retention of the Brookes Lane character through the design of the proposed housing would help to harmonise the development within the eastern townscape of Whalley. Particularly in terms of impact of roof form on key views.

Does the site design conserve natural features, such as trees?

A key design principle is to preserve the semi rural green character of the site. We believe that the sites natural features form important place making elements of the site and therefore all good quality trees, and where possible hedgerows, would be retained within proposed open spaces, thus ensuring their long term survival.

Is any new development integrated into the landscape setting?

The natural Brook running north to south with a line of trees, would be utilised as a green finger of open space, helping to integrate the development into its landscape setting.

Does the site design respond to the existing layout of buildings? Does the site design respond to local building forms and patterns of development?

The overall concept for the visual appearance of the proposed housing is to design buildings, along Clitheroe road, The Lane and The Brook, as a natural extension of the townscape of Whalley. On this basis, it is important to reflect the rich variety of proportions and detailing that occur on the adjacent roads, whilst reflecting the overall unity within the streetscape.

Does the site design include the use of local materials, building methods and details?

The design of the housing respects many of the proportioning, form, rhythms and architectural detailing prevalent within Brookes Lane and other relevant pieces of townscape within Whalley.

Does the scale, massing and height of development relate to that of adjoining buildings, the topography, the general pattern of heights in the area, and the

landmarks?

The scale and massing of proposed buildings responds to the surrounding townscape; the roof forms step with changes in topography in order to emphasise the hillside and integrate development into the landscape.

Does the layout of the buildings help to distinguish public and private spaces?

Generally, the masterplan does define private space to the rear of plots and key public areas to the front.

Does the building layout aid legibility?

The overall structure of the development is highly legible, with the journey along the main entrance road providing views

The scale and massing of proposed buildings responds to the surrounding townscape; the roof forms step with changes in topography in order to emphasise the hillside and integrate development into the landscape.

Does the layout of the buildings help to distinguish public and private spaces?

Generally, the masterplan does define private space to the rear of plots and key public areas to the front.

Does the building layout aid legibility?

The overall structure of the development is highly legible, with the journey along the main entrance road providing views through to The Brook, thus acting as an orientating feature. The Lane terminates in a large courtyard space, which again reconnects with the surrounding open countryside.

Are there a variety of space types?

The masterplan provides for the following:

- The Brook
- The Lane
- Courtyard Spaces

Do the open areas function as part of the pedestrian movement network?

The masterplan provides for an extensive network of pedestrian connections within the site, as well as potential connections to surrounding footpaths.

Does any public space have a clear function?

The Brook would provide an informal recreational space with opportunity for gathering. The insertion of natural play equipment around the edge of the site would further assist in this defining amenity open space.

Have the trafficked areas been designed as public spaces, not just to reflect traffic movements?

The alignment of the main access road is purposefully located to minimise the impact of vehicular traffic, on the pedestrian environment of the main linear park link.

The termination of streets have been designed as pedestrian spaces.

Does the design encourage a mix of building uses?

It Is our view that the proposals conform to the general design criteria, a Care Home use has been proposed within the site.