

Pear Tree Lane, Euxton

Design and Access Statement



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01 Background



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01. Background

Introduction and Purpose

This Design and Access Statement (DAS) accompanies the Outline Planning Application with vehicular access made by Gladman Developments Ltd for the development of land off Pear Tree Lane, Euxton. The development comprises a residential development (up to 180 units) with vehicular accesses off School Lane, to the west and north. All other matters are reserved for subsequent approval. The location of the site is illustrated in Figure 01.

The Planning Practice Guidance (PPG) was adopted on 6th March 2014. The PPG provides the following guidance on Design and Access Statements:

What is a Design and Access Statement?

“A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. It provides a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users.

Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.”

What should be included in a Design and Access Statement accompanying an application for planning permission?

A Design and Access Statement must:

- “a) Explain the design principles and concepts that have been applied to the proposed development; and*
- b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development’s context refers to the particular characteristics of the application site and its wider setting.*

These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account

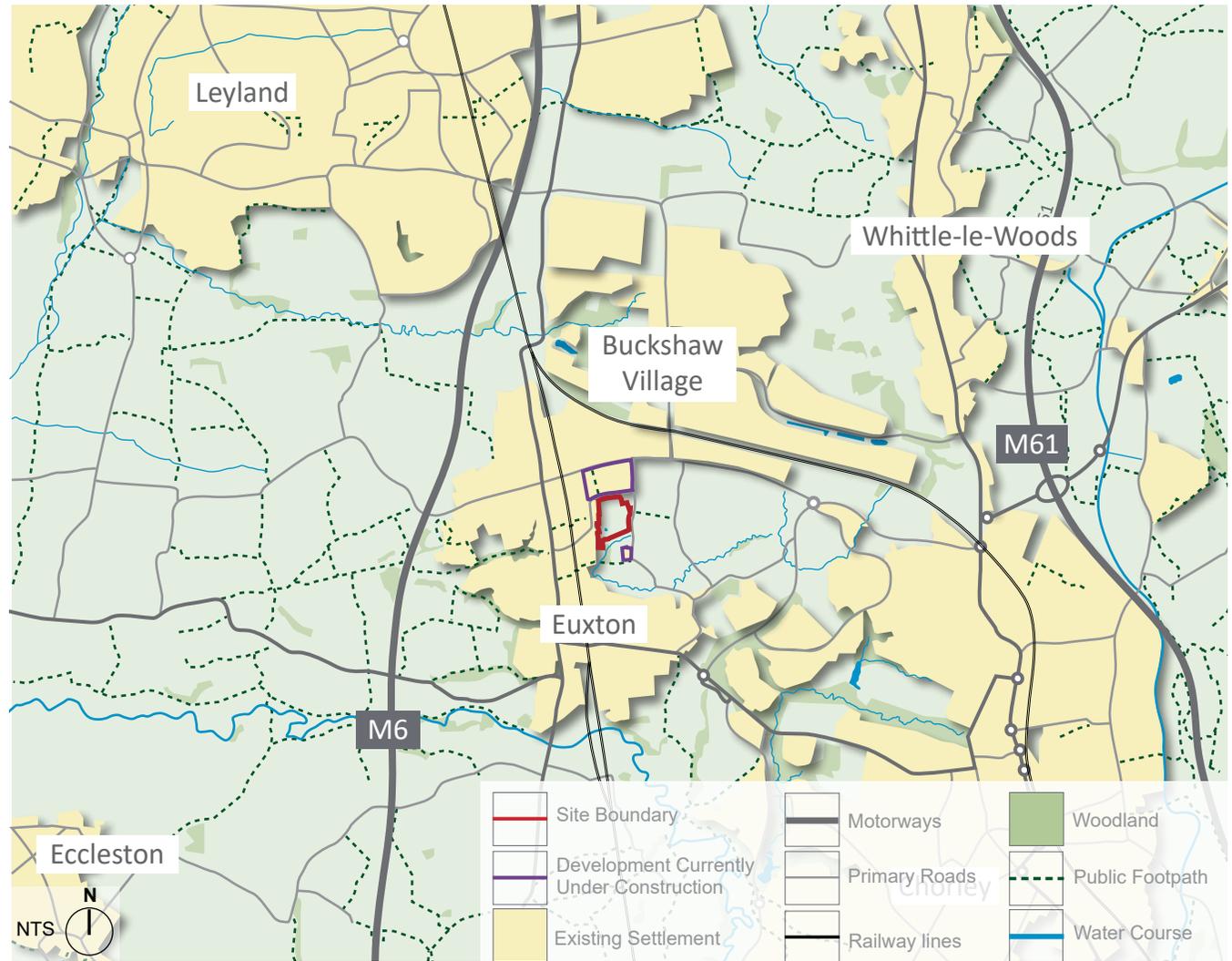
They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.”

Site Location

The Site lies on the eastern edge of Euxton, Lancashire and is less than 200m from the village centre. Euxton lies within close proximity to the M6, located approximately 1.5km south east of junction 28. To the north of Euxton Lane lies Buckshaw Parkway Station and Buckshaw Village. The Site is also located within 3km of the M61 and junction 8 to the east. Leyland lies approximately 2-3km to the north and Preston is located approximately 9km to the north.

The site comprises five field compartments, all of which are currently grazed and typically bound by well-established tall hedgerows with trees. To the north the site boundary meets the tree-lined School Lane and a residential development of 140 dwellings that is currently under construction, located off Euxton Lane to the north of the site. Houghton House is located to the east, while the eastern boundary is defined by Pear Tree Lane. Pear Tree Cottage also adjoins the site to the south with a further development for 3 dwellings under construction to the south of the site. The southern boundary is formed by a well-established hedgerow and woodland leading to Rushton's Brook. The site is flanked by existing housing located off School Lane to the west.

Figure 01: Context Plan



The Vision

The overall vision for the site is to provide a distinctive and high quality place, which complements the qualities and character of Euxton.

The development will create up to 180 dwellings with a range of housing to meet the needs of the area, whilst respecting and enhancing the site's environmental assets. Housing will be set within green infrastructure. This will help to integrate development within the landscape and create a distinctive sense of place.

The design is inspired by the best of the character and detail found within Euxton. A Development Framework Plan sets the parameters of the proposed development. The Masterplan in this document is illustrative only and the precise design and layout of the proposed development would be provided at the reserved matters stage.

Design Objectives

The vision responds to current conditions and future needs, with the overall aim of providing a high quality environment. There are a number of key design objectives which inform the Development Framework and Illustrative Masterplan, which are explained in detail in this Design and Access Statement.

- To deliver a high quality “place” which is sustainable, safe, and attractive; the Masterplan and DAS provide a high quality built and landscaped design that incorporates best practice principles.
- To deliver a mix of housing - up to 180 new dwellings, offering 2-4 bedroom properties, comprising a range of housing types from apartments to detached properties.
- To provide public open space and footpath connections that provide an attractive and alternative recreational use.
- To establish a legible environment, with a choice of interconnecting attractive streets and pedestrian routes which provide excellent connectivity across the site into both Euxton and the surrounding countryside.
- To adopt inclusive design by making the place accessible for all.

- To provide enhancement to the Chapel Brook, Valley Park by way of additional woodland planting.
- To retain and enhance existing landscape features within the site - a separate landscape and visual appraisal has been completed.
- To promote sustainability and reduce energy consumption.

Identifying the distinctive components that define local character has been a fundamental starting point for the design of the site.

The local character comprises a variety of design elements, from the way in which streets interconnect, development blocks and buildings are arranged, the use of common building materials, visual containment and boundary treatments etc.

The site does not specifically seek to recreate or generate what has gone before, but instead looks forward to contemporary sustainable design solutions which effectively integrate into the existing fabric of Euxton by way of referencing common building materials, layout and street hierarchy.

01. BACKGROUND

- Site Boundary
- Development Currently Under Construction

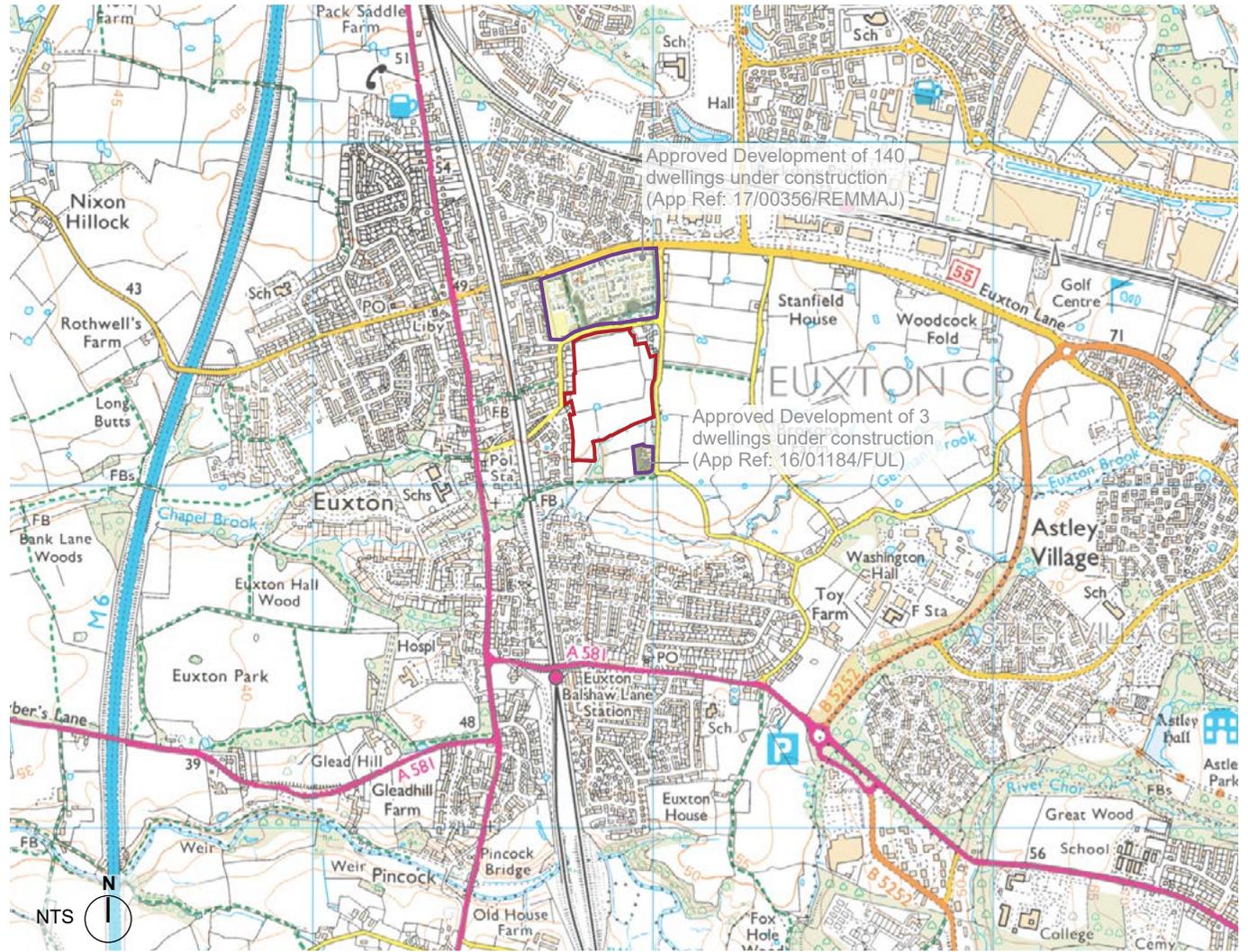
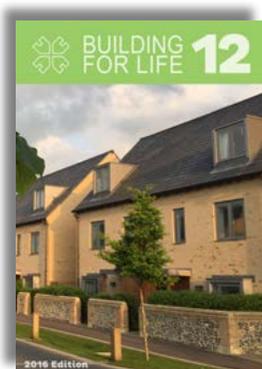


Figure 02: Location Plan

Building for Life 12

The scheme has been developed embracing the Building for Life 12 criteria developed by CABE and the Home Builders Federation. These criteria embody the vision of what new housing developments should be: attractive, functional and sustainable. The Building for Life criteria are used to evaluate the quality of schemes against this vision.

This Design and Access Statement contains the information required for the evaluation, and is set out to enable the evidence for the evaluation to be easily obtained. The twelve Building for Life questions are grouped under three headings, and are set out below:



Integrating into the Neighbourhood

- 1) Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?
- 2) Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?
- 3) Does the scheme have good access to public transport to help reduce car dependency?
- 4) Does the development have a mix of housing types and tenures that suit local requirements?

Creating a Place

- 5) Does the scheme create a place with a locally inspired or otherwise distinctive character?
- 6) Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?
- 7) Are buildings designed and positioned within the landscaping to define and enhance streets and spaces and are the buildings designed to turn corners well?
- 8) Is the scheme designed to make it easy to find your way around?

Street and Home

- 9) Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?
- 10) Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?
- 11) Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?
- 12) Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

A short summary of the evaluation of the scheme against the Building for Life criteria is contained as Part 6 of the Design and Access Statement.



02

Response to Context



02. Response to Context

-  Site Boundary
-  Development Currently Under Construction

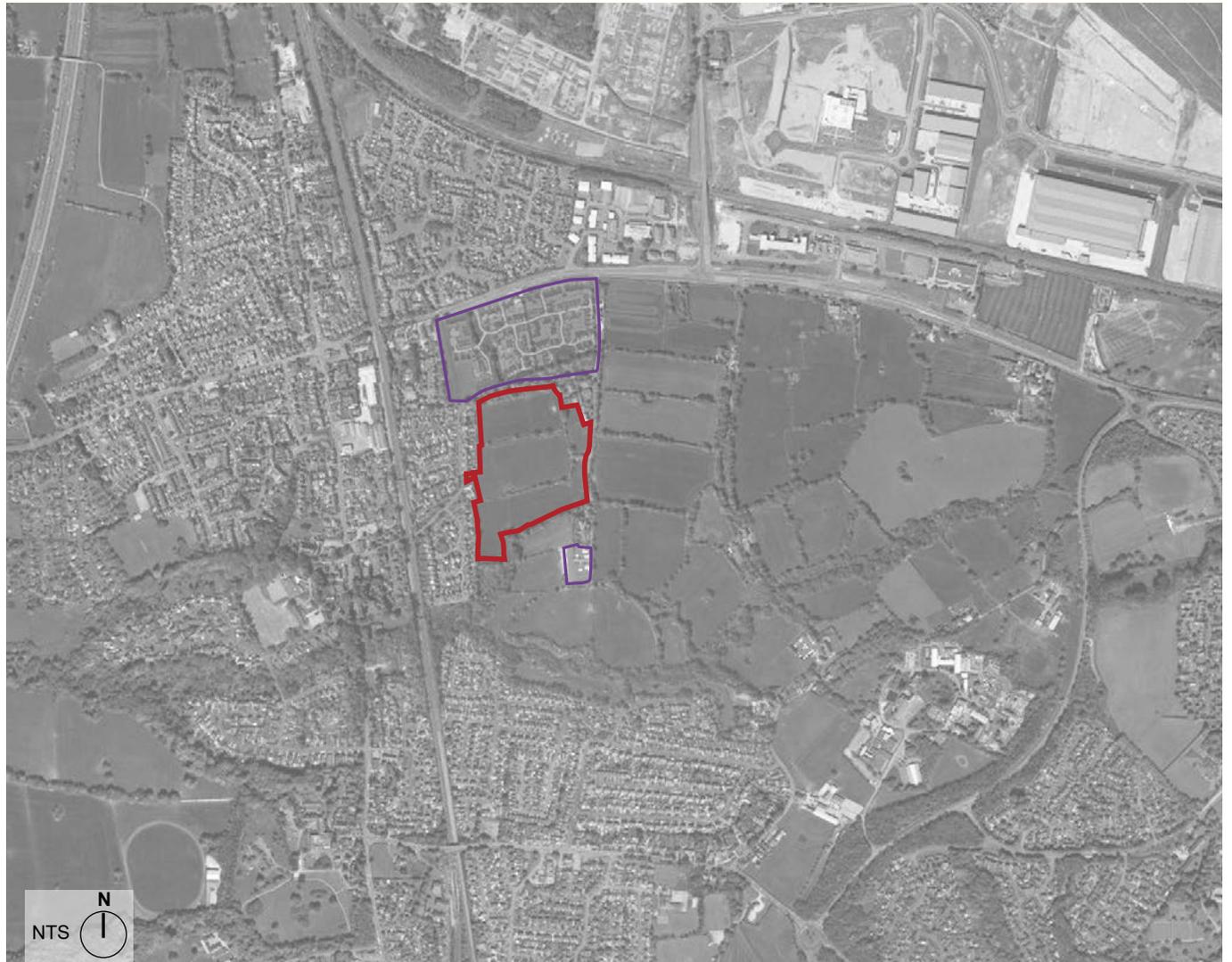


Figure 03: Aerial

Housing Need

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development.

Chorley Council has a need for both open market and affordable housing. Approval of this development will help towards addressing the present shortfall of housing within this Borough.

Planning Policy

The National Planning Policy Framework (NPPF) and the supporting Planning Practice Guidance (PPG) set out design guidance for new development and these design principles have been embraced as part of the design strategy.

A detailed assessment of the complete planning policy framework is set out in the Planning Statement, which accompanies the planning application. This section focuses on the local planning policies most relevant to the design and access proposals for the development.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England, and the supporting Planning Practice Guidance (PPG) provides design guidance for new development. The NPPF was revised in February 2019 and the design principles have been embraced as part of the design strategy.

A detailed assessment of the complete planning policy framework is set out in the Planning Statement, which accompanies the planning application.

This section focuses on the planning policies most relevant to the design and access proposals for the development. At the heart of the NPPF is a presumption in favour of sustainable development. Within Section 12 Achieving well-designed places, paragraph 124 of the NPPF makes specific reference to good design as a key aspect of sustainable development.

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.”

Paragraph 127 requires that: “Planning policies and decisions should ensure that developments:

- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;***
- b. are visually attractive as a result of good architecture, layout and appropriate effective landscaping;***
- c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***

Local Policies: Central Lancashire Core Strategy (July 2012)

Several policies within the Adopted Core Strategy include content of relevance to the design of the proposals for the site. The principal policies are set out below:

- Policy 5: Housing Density;
- Policy 16: Heritage Assets;
- Policy 17: Design of New Buildings;
- Policy 18: Green Infrastructure;
- Policy 21: Landscape Character Areas;
- Policy 22: Biodiversity and Geodiversity;
- Policy 26: Crime and Community Safety;
- Policy 27: Sustainable Resources and New Developments

Local Policies: Chorley Local Plan 2012-2026 (September 2012)

The Chorley local Plan was adopted in July 2015. Several policies include content of relevance to the design of the proposals for the site. These are set out below:

- Policy HS4A: Open Space Requirements in New Housing Developments;
- Policy HS4B: Playing Pitch Requirements in New Housing Developments
- Policy BNE1: Design Criteria for New Development
- Policy BNE3: Areas of Land Safeguarded for Future Development Needs (BNE3.9 Pear Tree Lane, Euxton)
- Policy BNE9: Biodiversity and Nature Conservation
- Policy BNE10: Trees
- Policy HW3: Valley Parks

Local Policies: Central Lancashire Design Guide SPD (October 2012)

The Design Guide provides an overview of the design principles that the Central Lancashire authorities will employ when considering planning proposal.



Historical Context

The earliest cartographic source to show the general area is the 1577 Saxton's Map, although this only identifies Euxton's location (formerly 'Extonburgh'). The first to identify the site itself is the 1847 Map, which shows the site and the immediate context to School Lane and Pear Tree Lane to be open fields, with scattered building clusters along Pear Tree Lane, School Lane and (what is now) Old School Lane.

The site and surrounding land is shown as fields with typically tree-lined field boundaries from 1893 until the present day, with the pattern of enclosure having remained unchanged since the 1847 Map, with the exception of two boundaries having been removed by 1893-94.

In closest proximity to the site Euxton appears to have developed rapidly from the mid 19th century through to the present day with expanding residential development to the west of the site. The distribution of built form to the north east and south east of the site has remained predominately the same from early maps and includes Pear Tree Farm, Pear Tree Cottage and Houghton House.



19th century property on Pear Tree Lane



Mid 20th century properties on Oak Avenue



Mid 20th century properties on School Lane

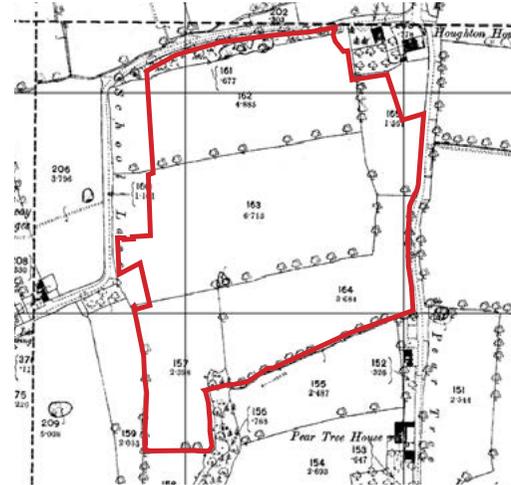


Modern properties on The Cherries

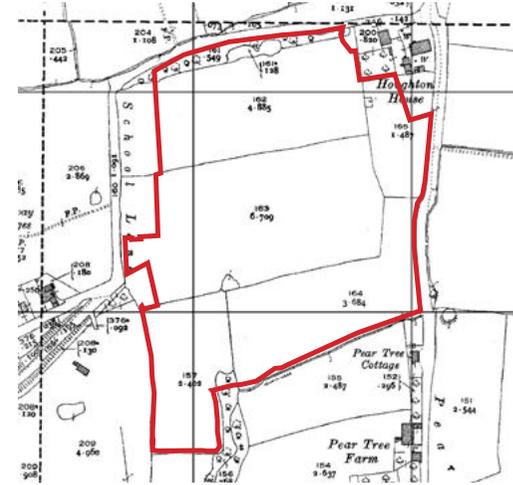
02. RESPONSE TO CONTEXT



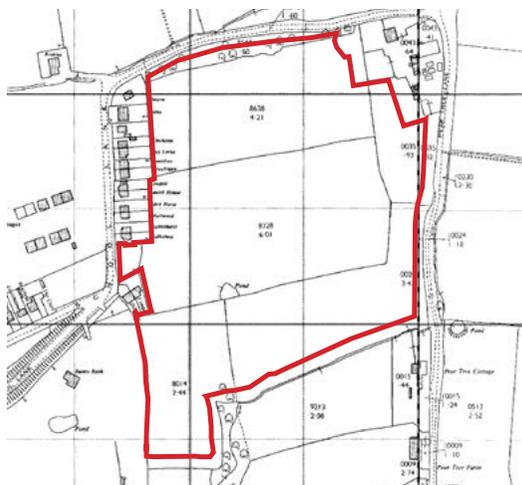
1847



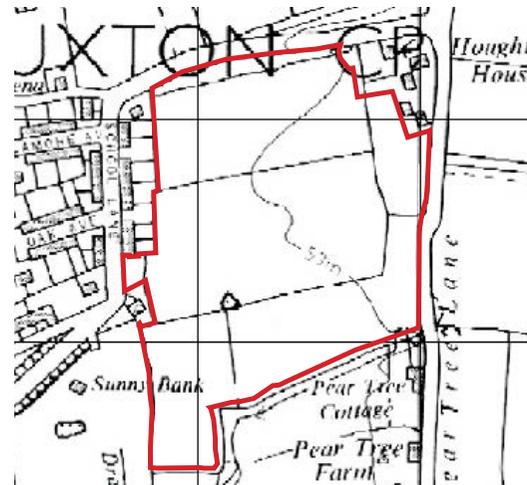
1893-4



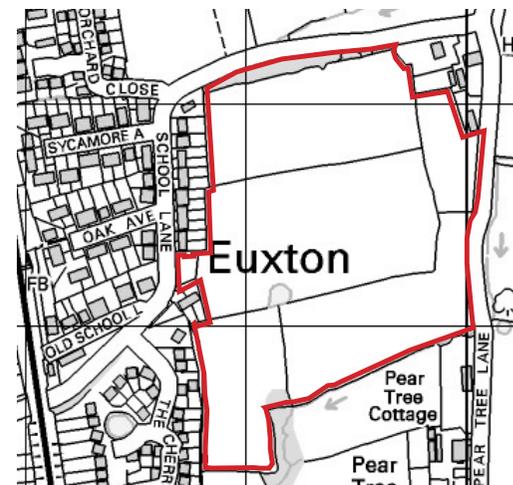
1928



1960



1973



2012

Settlement Density and Urban Grain

The urban grain of the eastern part of Euxton is shown on the adjacent plan. Generally the settlement pattern close to the site comprises two block arrangements; more formally laid out closed blocks, with more recent development following a more informal layout with shared surfaces and semi-private drives. Properties are semi-detached and detached, with some short terraced sections towards the village centre.

A residential development of 140 dwellings is located off Euxton Lane that is currently under construction, is at approximately 28dph. 'The Cherries' to the south west of the Site has a high proportion of large detached properties, at a density of around 20dph. Properties along Orchard Close to the north west are also relatively modern and detached with smaller gardens at an average density of 24-25dph.

The remainder of the immediate settlement is predominantly mid 20th century housing development. Along the east of School Lane houses are semi-detached and at a density of approximately 30dph. To the west of School Lane residences are principally semi-detached bungalows at a density of around 23dph.



Figure 04: Settlement Analysis Plan

Local Built Character

The local built character of Euxton is varied, comprising a series of distinct areas.

The main street through the village comprises a mix of building types, ages and styles, including both traditional and modern building materials and commercial and residential uses. The frontages also vary with dwellings both immediately fronting onto the street and set back, while commercial properties predominantly have car parking situated to the rear, side or front.

Common vernacular features within Euxton include the use of red brick with grey tiled roofs. Red sandstone can also be seen as common building material in traditional buildings, with fenestration often white in finish or with stone lintels. Stone walls typically define the boundary between public and private space along with hedgerows.

Housing built within the 20th century contains a range of styles, which is typically relatively uniform across each development. Recent 21st century housing development has been more informal in terms of layout, with properties showing variation in plot arrangement, character and use of materials.



Landscape Character

The site lies within the National Character Area (NCA) 35 'Lancashire Valleys', published by Natural England. This area is characterised as broadly consisting of the wide vale of the rivers Ribble and Calder between Pendle Hill and the Southern Pennines.

Lancashire County Council published an assessment (LCA) of the character of the County in December 2000 "A Landscape Strategy for Lancashire". The LCA divides the county into Landscape Character Types (LCTs) and further into Landscape Character Areas (LCAs).

The 'Landscape Strategy for Lancashire' identifies a series of Landscape Character Types (LCTs) within the County, which are divided into composite Landscape Character Areas (LCAs). The assessment locates the site within the LCT5 'Undulating Lowland Farmland' and landscape character type (LCA) 5K 'Cuerden-Euxton'.

The description of LCA5k is as follows:

"The rural character of this landscape is largely obscured by built development which has taken place since the late 1970s. Motorways and motorway junctions dominate the northern sector. The principal landscape feature is Cuerden Valley Park, based upon the woodland and valley of the river Lostock. The park is managed for nature conservation and recreational use and is an important local resource. Pockets of farmland and vernacular buildings survive as a reminder of earlier land use and settlement pattern."

The key characteristics of LCT5 include:

- *Topography: "between the major valleys and moorland fringes... this lowland landscape is traversed by deeply incised, wooded cloughs and gorges"*
- *Landscape pattern: "many mixed farm woodlands, copses and hedgerow trees, creating an impression of a well wooded landscape from ground level. ... enclosure dates from the medieval period and creates a landscape of small fields which are mostly hedged."*
- *Settlement pattern: "[A] well settled landscape type ... The area also has many country houses.. there is a high density of farms and scattered cottages outside the clustered settlements, linked by a network of minor roads."*
- *Views and Visibility: "a small scale intimate landscape of scattered farms linked by winding roads with irregular fields and patches of woodland and stream edges"*

02. RESPONSE TO CONTEXT

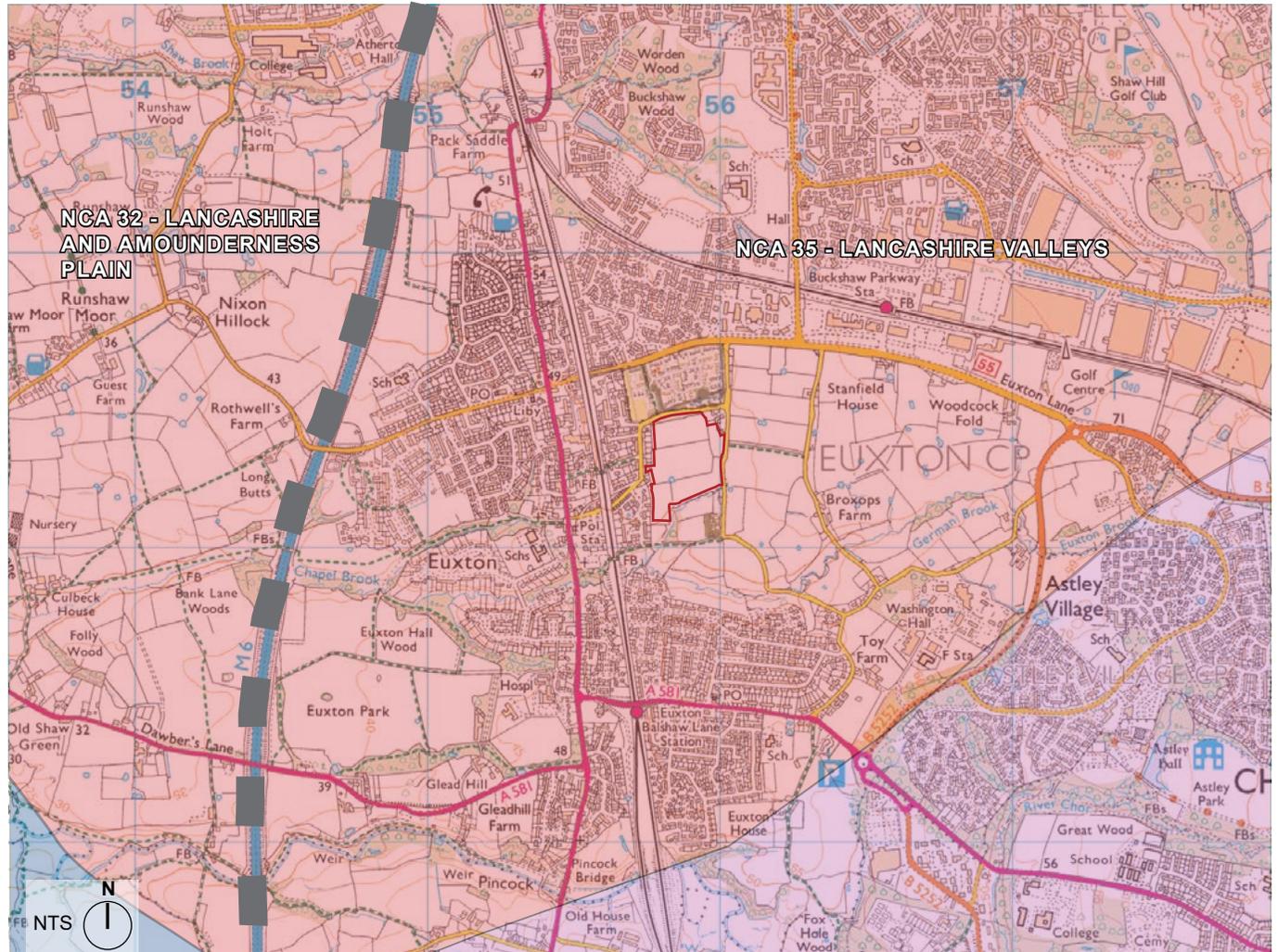


Figure 05: Landscape Character

Topography

Influenced by the many brooks, the wider landscape is undulating and much of the local area varies between 25m and 80m Above Ordnance Datum (AOD). Landform to the west becomes gentler with more even slopes, with the exception of some of the valleys; although these are still comparatively shallow. To the east topographical variation becomes more pronounced and land is typically higher with increased gradients. Euxton sits largely between approximately 40 and 55m AOD.

The site slopes from the north easterly corner at approximately 54m AOD and towards the southern-most edge at circa 48m AOD near a watercourse feeding the Chapel Brook, the gradient is relatively flat and even.

-  Site Boundary
-  Development Currently Under Construction

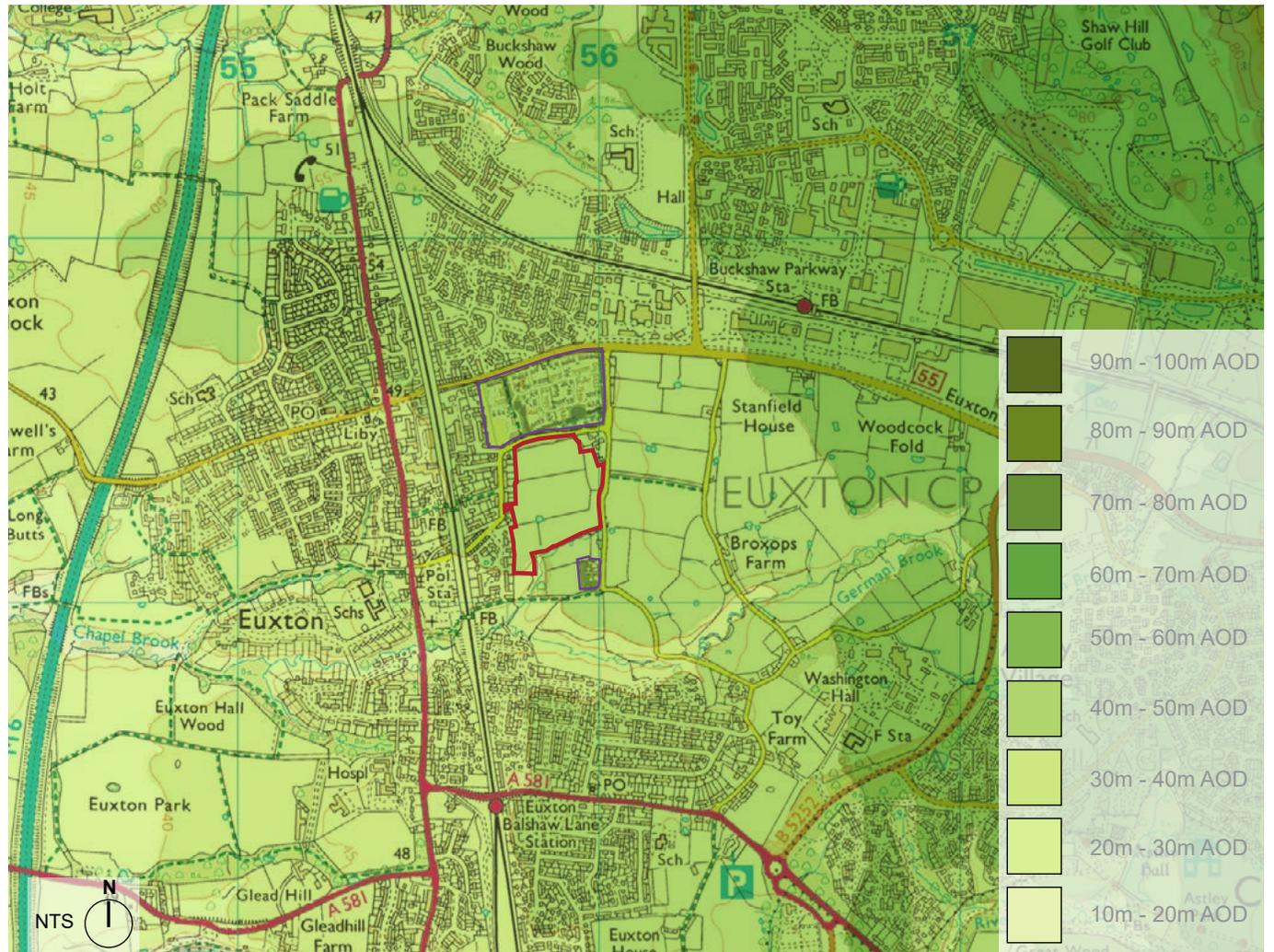


Figure 06: Topography Plan

Visibility and Containment

Views of the site are limited in extent. The relatively level nature of the topography in the local area, combined with the frequency of field boundary hedges and trees lead to a combined screening and filtering of the site. The site is well contained by boundary hedgerows and views from the settlement edge are likely to be only possible from upstairs rear windows of properties adjacent to the site.

Views from the surrounding area to the north and east are limited due to the landform and surrounding tree cover. Similarly views from the public footpath network north of the site are limited by similar vegetation. Views are only likely from a limited number of properties that are generally immediately adjacent to the site.

Views from the wider landscape are curtailed by intervening overlapping layers of trees and hedgerows within the gently undulating landscape. The site, where discernible tends to be seen against the backdrop of the adjacent settlement edge.



Figure 07: Photo Viewpoint Location Plan

02. RESPONSE TO CONTEXT



1 View from School Lane at the junction with orchard close.



2 View south towards the Site from Euxton Lane



3 View from School Lane along the northern boundary of the site

02. RESPONSE TO CONTEXT



4 View from Pear Tree Lane adjacent to PRoW (9-14-FP21)



5 View from PRoW (9-14-FP20) north towards the site.



6 View from School Lane at the proposed Site access looking east.

Figure 08: Photo Viewpoints

Nature Conservation and Ecology

A Phase 1 habitat survey has been conducted to assess the ecological value of the proposed development site.

The site is situated in an area of pastoral and arable land with a residential area immediately adjacent to the west of the site. The site comprised five field compartments with hedgerows forming the majority of external and internal boundaries. The central field is in arable use with all other field compartments in pastoral use. A small area of woodland is present in the south of the site, and a woodland belt along the northern boundary of the site.

Surveys for great crested newts *Triturus cristatus* were conducted in 2013 and 2015, on both occasions no GCN were recorded as present. Small populations of smooth newt, palmate newt and common frog were recorded in the pond in the central field compartment.

Bat activity surveys were conducted in 2014 which recorded occasional foraging by common and widespread species including common pipistrelle, noctule, brown long eared bat, soprano pipistrelle and *Myotis* sp. Common pipistrelle constituted >99% of recorded activity.

No changes in the habitats present were recorded during the most recent ecological appraisal of the site in March 2019.

The key ecological features identified on site comprise the hedgerows and central pond which will largely be retained and enhanced as part of the development. New proposed native species planting and the creation of a balancing facility will provide further ecological enhancement to the site.



02. RESPONSE TO CONTEXT

-  Site Boundary
-  Bare ground
-  Broadleaved woodland - plantation
-  Cultivated/disturbed land - arable
-  Improved grassland
-  Marsh/marshy grassland
-  Scrub - scattered
-  Standing Water
-  Broadleaved tree
-  Running water
-  Intact hedge - species-poor
-  Intact hedge - native species-rich
-  Hedge with trees - native species-rich
-  Fence
-  Defunct hedge - species-poor



Figure 08: Phase 1 Plan

Arboriculture

A tree survey and assessment of existing trees has been conducted in accordance with the guidelines contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'.

Tree cover recorded by the survey consists mainly of mature specimens of English oak, common ash and sycamore. Hedgerows were comprised mostly of hawthorn along with blackthorn, hazel, occasional holly and elder.

A number of the sycamore have been affected by Sooty Bark Disease of Sycamore and are either dead or in significant decline.

There is a Tree Preservation Order, ref 13 (School Lane, Euxton) dated September 1999, which applies to a number of trees subject to this assessment.

To facilitate the proposed main access point along ten specimens will need to be removed from the collective tree cover extending along the length of the northern boundary, and one solitary specimen along the southern part of School Lane. In design, every attempt has been made in the consideration of

the position of the access points to keep any tree losses to an absolute minimum as to only that which is necessary.

The majority of these trees were assessed as either being retention category C or U, low arboricultural quality and value or unsuitable for retention hence no objection should be raised to their removal on arboricultural grounds. The solitary oak specimen was assessed as being retention category B, and of greater value by virtue of its prominence within the local setting. It would however not be possible to deliver the through link and retain the oak.

For all the tree losses, mitigation planting will be provided in plentiful quantities to replace for these losses and provide future visual amenity, and particularly large sized English oak stock will be used to create a structured entrance "gateway" to the new southerly access point into the housing development. Other minor losses would be short sections of internal hedgerows to facilitate links to the various residential parcels. All the study areas hedgerows were regarded as being arboriculturally low quality, retention category C and therefore no objection should be raised to these losses on arboricultural grounds especially considering the proposals will deliver a range of new landscaping including hedgerows.



02. RESPONSE TO CONTEXT

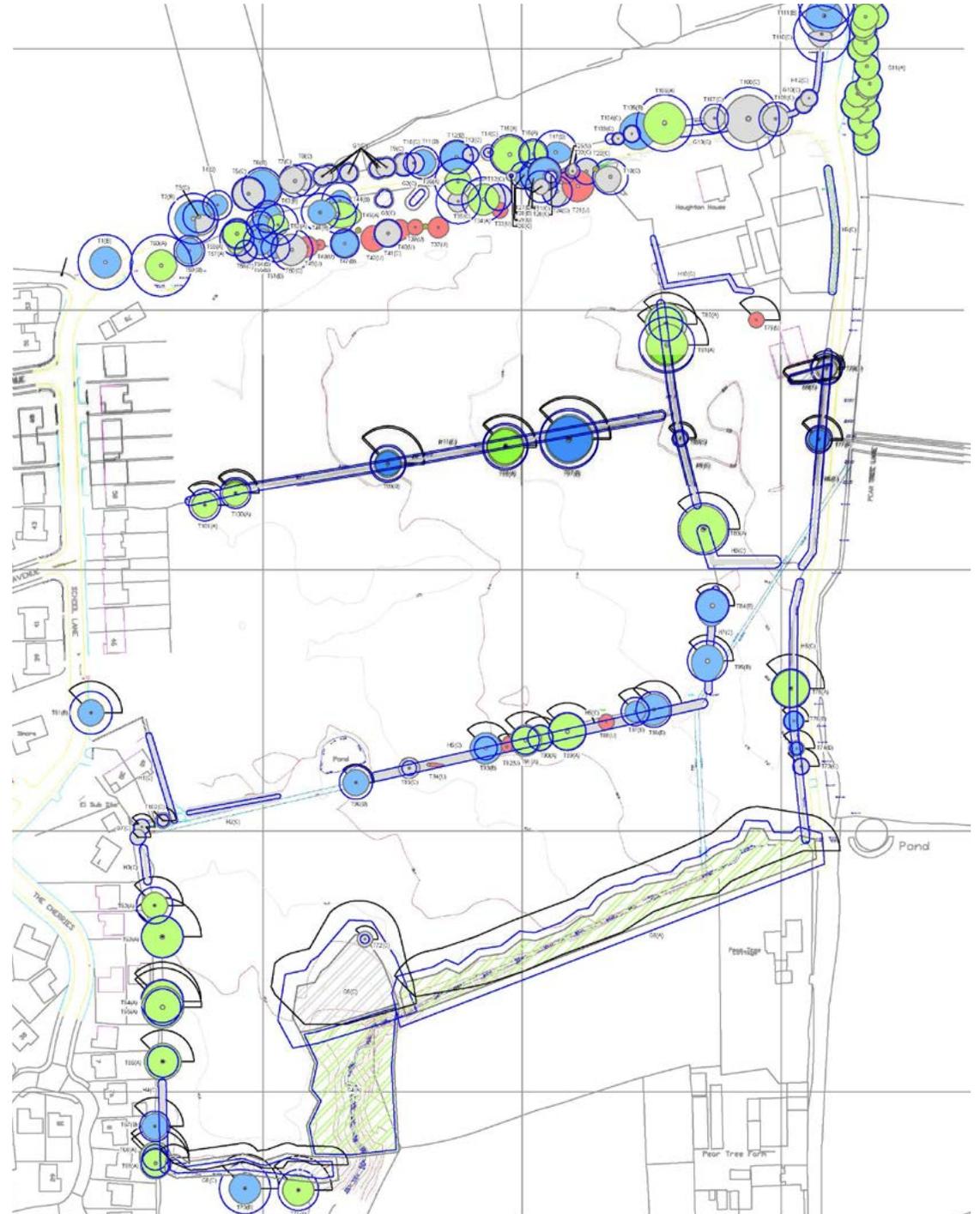
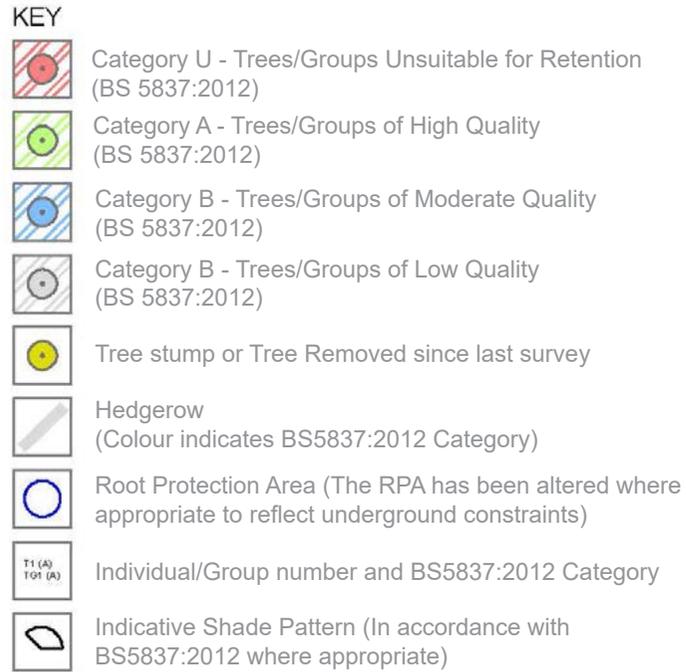


Figure 09: Tree Survey Plan



Movement and Facilities

The site is sustainably located with easy access to local facilities, public transport links and the local footpath network. The proposed residential development would be ideally located for access to nearby shops, schools and sports facilities. Amenities include a number of primary schools, community centre, library, a village hall, shops and convenience stores, two medical centres and various shops, pubs and restaurants.

The local bus routes would provide access to Chorley and Preston via a number of regular services. There is a train station within Euxton itself, approximately 0.7km south of the Site. Euxton Balshaw Lane and Buckshaw Parkway train stations are located within 1km of the site.

The surrounding area is served by a number of public rights of way, comprising a footpath from School Lane north to Euxton Lane, from Pear Tree Lane east to Whinney Lane and a footpath to the south of the site connecting Pear Tree Lane to Wigan Road.

03 Evaluation and Evolution



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03. Evaluation and Evolution

Constraints and Opportunities

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced wherever possible as part of the development proposals for the site. These are as follows:

- **Location:** The site is located immediately adjacent to the existing settlement edge. Residential development in this location would form a logical extension to the settlement in keeping with the settlement form.
- **Settlement Character:** The local characteristics of Euxton vary. The centre of the village includes a greater percentage of traditional properties constructed in red brick or red sandstone with locally characteristic detailing. The 20th century estates tend to be more uniform and less characteristic however more recently, late 20th century and early 21st century properties have been designed to incorporate a greater variety in character across individual developments.
- **Urban Grain:** Generally the settlement pattern close to the site comprises two block arrangements; more formally laid out post war closed blocks; and more recent modern development following a more informal layout with shared surfaces and semi-private drives. Housing

density in the east of Euxton around the site varies from 20 to 23 dph, with higher density development evident centrally and within the west of the village. Properties are typically semi-detached and detached, with some terraced sections towards and west of the village centre. The development proposals will reflect the local density pattern and built form and will include a range of densities and house types across the site.

- **Topography and Drainage:** The site slopes from the north easterly corner at approximately 54m AOD and towards the southern-most edge at circa 48m AOD near a watercourse feeding the Chapel Brook. The gradient is a relatively flat and even one. The majority of the site drains towards the south west corner and this is the logical location for sustainable drainage provision in the form of a detention basin.
- **Visual:** The interaction of topography and vegetation results in a limited number of visual receptors, principally comprising close range views from upstairs windows of adjacent properties to the west and from roads along the north and east boundaries of the site. There would be some filtered views from footpaths to the north and east at short to mid distance.

- **Landscape Character:** The site and surrounding context are located within Natural England's National Character Area (NCA) 35 'Lancashire Valleys' and 'A Landscape Strategy for Lancashire' Landscape Character Area (LCA)5k: Cuerden-Euxton. Recommendations include continued hedgerow management and planting, conservation of species rich grass verges, ensuring new development reflects characteristic clustered settlement form, and promoting new tree planting to create links to existing woodland and hedgerows.
- **Designations:** No landscape related designations were identified within or close to the site. The Grade II Listed building Houghton House is located at the junction of Pear Tree Lane and School Lane to the north east.
- **Ecology:** The habitats on site; hedgerows, trees, ponds and field edges will be predominantly retained within the green infrastructure framework for the site. In-built mitigation is proposed as part of this framework, in the form of hedgerow planting, SUDS, and tree and woodland planting to connect and extend the existing habitats on the site.

Constraints and Opportunities

- **Trees:** The majority of existing trees and hedgerows will be retained. Some short sections of internal hedgerow, as well as 11 tree specimens, will be removed to accommodate the vehicle/pedestrian access points and vehicular movement through the site. New native tree and shrub planting will more than compensate for any hedgerows or trees removed.
- **Access:** There is the opportunity for two vehicle access points off School Lane; one to the northern boundary and one to the west. The accesses will be connected by a primary route through the site.
- **Utilities:** an existing electricity power line crosses the site, this will be diverted underground with development.

04. DEVELOPMENT PROPOSALS

- 1 Existing settlement
- 2 Listed building
- 3 Consideration of intervisibility between the site and existing properties
- 4 Key frontages
- 5 Existing pond
- 6 Chapel Brook Valley Park
- 7 Existing trees and hedgerows
- 8 Existing field access
- 9 Existing road with restricted width (extent of dashed line between arrows)
- 10 Proposed vehicular site access
- 11 Public right of way
- 12 Electricity transmission line (crossing the site)
- 13 Landform Contours (AOD)
- 14 Green Belt
- 15 BNE3 Safeguarded Land
- 16 Potential SuDS location



Figure 11: Constraints and Opportunities Plan

Evaluation

The site provides an excellent opportunity for a development which integrates well with the existing settlement area of Euxton. The site has no overriding environmental or physical constraints and provides the opportunity to establish a sustainable development that can deliver some local recreational and ecological benefits.

The following development objectives have emerged as a direct result of the evaluation of baseline data, the site's context, constraints and opportunities and as a result of consultation responses:

- To promote a high quality sustainable design, creating a 'place' which is safe and attractive, and which enhances quality of life, health and social well-being. This is supported by 'Building for Life' standards.
 - To make the most effective and efficient use of land which is well related to Euxton and its wider surroundings. Built development will (i) respond to the morphology of the existing residential areas (ii) will be located adjacent to the existing settlement edge and (iii) will be designed to reduce to a minimum any impact on the landscape.
 - To provide a choice of housing size and tenure in order to help create a mixed community, including provision of 35% affordable housing. Affordable housing is to be appropriately distributed throughout the development.
 - To create an enduring high quality built form, public realm and landscape that sensitively responds to its setting by using best practice contemporary design that is rooted in local character.
- To protect and extend the site's existing environmental assets and use them as a framework for the creation of new Green Infrastructure which respects the landscape and promotes biodiversity. The site's landscape and ecological assets and the conservation of natural resources are important both in terms of minimising the impact of development within the site but also in setting the development within a positive context.

Consultation

Gladman Developments Limited has undertaken a process of community engagement in advance of submitting the planning application including an online public exhibition and dedicated website. Full details of this are set out in the Statement of Community Involvement submitted with the application and a brief summary is included below:

Leaflets were distributed to businesses and residential properties within the vicinity of the site. The leaflets invited written and emailed comments on the proposed development and informed readers of the online information boards. A series of information boards have been available on the website providing background to the proposals and identifying the factors which have potential impact on the surrounding area, on which comments were invited.

The image displays eight information boards for the Pear Tree Lane, Euxton project, arranged in a 2x4 grid. Each board features a blue header with the title and a white body with text and graphics. The boards are:

- 01 INTRODUCTION:** Explains the project's location and the need for a new development. Includes a map of the site and surrounding area.
- 02 HISTORIC CONTEXT:** Provides a historical overview of the site and the area. Includes a historical map and several photographs of the site's past.
- 03 EXISTING CHARACTER:** Describes the current landscape and built environment. Includes a landscape character map and photographs of existing buildings.
- 04 VISUAL CONTEXT:** Discusses the visual impact of the development. Includes a visual context map and several photographs of the site from different angles.
- 05 FACILITIES:** Details the proposed facilities and services. Includes a map showing the location of these facilities.
- 06 CONSTRAINTS & OPPORTUNITIES:** Identifies the challenges and opportunities for the development. Includes a map highlighting these areas.
- 07 THE FRAMEWORK:** Outlines the overall framework for the development. Includes a map showing the development's footprint and surrounding context.
- 08 THANK YOU:** Expresses gratitude to the community and provides contact information. Includes a photograph of a leaflet.

Each board features the Gladman logo at the bottom.

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04

Development Proposals



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04. Development Proposals

Design Evolution

Having gained a good understanding of the existing site and place, through the various environmental and technical studies and the consultation process feedback it is possible to formulate an appropriate Masterplan response.

The following section sets out the rationale which has informed the Development Framework and Illustrative Masterplan design. It considers the inherent and underlying characteristics of the site and how these should shape and structure the development. Overlying this, the process considers the location and extent of the built development and Green Infrastructure.

The features identified on the site and the settlement character studies provide a key defining layer in the design process. The character and appearance of the future built development has been closely analysed to illustrate a potential layout that respects the local built characteristics and landscape character.

Design Principles

The site analysis and feedback has been translated into a number of specific design principles. These will help to structure the layout and design of the proposed site. These are followed in addition to the general design guidance that looks at the more specific aspects of residential developments. The key principles are:

- **Provision of multi-functional green infrastructure that will provide new accessible natural greenspace (public open space), with recreational routes, play area, SuDS, new habitats including new native tree and woodland planting to provide a soft green edge to the settlement.**
- **Creation of a permeable development with vehicular and pedestrian gateways on School Lane.**
- **Development to reflect local settlement densities; and**
- **The built form to reflect the traditional built character of the village utilising a complementary palette of materials and building styles.**

04. DEVELOPMENT PROPOSALS

-  Site Boundary 7.34ha
-  Chorley Local Plan 2012-2026 Policy BNE3.9 Safeguarded Land 5.09Ha
-  Proposed Residential 180 dwellings @ 35dph
-  Proposed Site Access (Located off School Lane)
-  Proposed Vehicular Access
-  Public Right of Way
-  Footpath link to School Lane
-  Footpath link to PRoW - North of School Lane - (9-14-FP19)
-  Proposed Informal Public Open Space
-  Proposed min.10m Woodland Buffer Planting to Chapel Brook West Valley Park
-  Proposed Structural Landscaping/Hedgerow Planting
-  Proposed Locally Equipped Area for Play 0.04Ha
-  Existing hedgerows and trees to be retained (including retained tree line to School Lane)
-  Proposed Attenuation Basin (To engineers specification)
-  Existing pond to be retained
-  Proposed location of Pumping Station



Figure 12: Development Framework

Development Framework: Quantum of Development and Mix of Uses

The outline planning application covers a total area of 7.34hectares. In summary, the amount of development proposed within the site is as follows:

Residential Development (5.09ha):

The development provides a total of 5.09 hectares for residential development, providing up to 180 dwellings. The development will provide for a mix of dwellings and house types, ranging from 2-4 bedroom units, offering a mix of market and affordable housing from first time homes to larger family homes.

School Lane northern frontage:

School Lane to the north of the site has a tree-lined character to both sides. The northern boundary of the site where it meets the Lane has a band of trees largely comprising Oak with Ash and Sycamore. Except for the provision of the northern site access, it is proposed to retain the majority of trees located along School Lane.

Green Infrastructure (2.25ha):

The remainder of the site area, a total of 2.25 hectares will comprise green infrastructure. The green infrastructure provision will be divided as follows:

The open space provision has been designed to accord with the National Playing Fields Association Guidance and Chorley Local Plan policy HS4A .

04. DEVELOPMENT PROPOSALS



Illustrative Masterplan

The Illustrative Masterplan along with supporting text and illustrations in this section of the Design and Access Statement indicates the principles of urban structure, (i.e. the framework and the layout of streets and pedestrian routes), and the urban grain, (i.e. the location, arrangement and design of the development blocks, plot arrangement, and Green infrastructure).

The Illustrative Masterplan provides an indication of densities across the site and identifies the situations where focal buildings may be used to close a vista or turn a corner etc. In addition information is provided with regard to building scale and the appearance of the development both in terms of its architecture and landscaping.

The purpose of the Illustrative Masterplan is to provide an example for the detailed design stage of reserved matters applications. It sets out the key urban design principles that the development will seek to adopt conforming with the development parameters of the Development Framework Plan.

04. DEVELOPMENT PROPOSALS

-  Site Boundary 7.34ha
-  Chorley Local Plan 2012-2026 Policy BNE3.9 Safeguarded Land 5.09Ha
-  Proposed Residential 180 dwellings @ 35dph
-  Proposed Site Access (Located off School Lane)
-  Proposed Vehicular Access
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-  Proposed Attenuation Basin (To engineers specification)
-  Existing pond to be retained
-  Proposed location of Pumping Station



Figure 13: Illustrative Masterplan

Access and Layout

Access

It is proposed to provide two vehicular access points to the site, located off School Lane to the north and west. The vehicle access points are proposed to serve the site by way of diverting School Lane through the development. Both would comprise priority controlled junctions with the site access forming the major road. A total of 11 tree specimens would be removed to provide both the junctions including the required visibility splay; 10 trees along the northern boundary and a single specimen to the west.

Access arrangements include a new 1.8m footway between the north site access and Pear Tree Lane and a 1.2-1.8m footway from School Lane to Euxton Lane along Pear Tree Lane. It is proposed to introduce a 20mph speed limit on the primary road through the site (as existing along School Lane currently) and on Pear Tree Lane to the north of the site and introduce street lighting on School Lane and Pear Tree Lane.

The access proposals are consistent with national, regional and local transport policy objectives and are in accordance with Manual for Streets (MfS) and Manual for Streets 2 (MfS2).

Layout

To maintain good legibility of the site, appropriate to the scale of the proposed development, a simple street hierarchy is to be used.

A main street provides the primary route through the site with access from the diverted School Lane. Leading off this will be several small Secondary Streets, and Lanes (shared private drives). Recreational footpath connections are provided through the site's green infrastructure and onto footways that extend north and west to providing easy pedestrian access to the village centre and other local facilities.

The layout of streets would provide a safe and well overlooked public realm as set out by Best Practice. The streets would be designed in detail to slow vehicular traffic and provide a safer environment for pedestrians and cyclists.

The hierarchy of streets and the size and arrangement of development blocks and open spaces is a connected design discipline addressing the need to meet the following standards:

- Maximise connectivity to the existing settlement and wider area.
- Design a street pattern which reflects local morphology and place making character, with a main street providing access to a hierarchy of descending routes. These follow a progression of street and carriageway widths, plot sizes, building types and relationship to the street.
- Promote ready accessibility for the whole community, bearing in mind the needs of parents with young children and those with impaired mobility.
- Encourage the control of vehicle speeds and movement by urban design, by exploring local examples such as restricted forward visibility, narrow street widths, frequent connections, changes in direction and tight junction radii.

04. DEVELOPMENT PROPOSALS

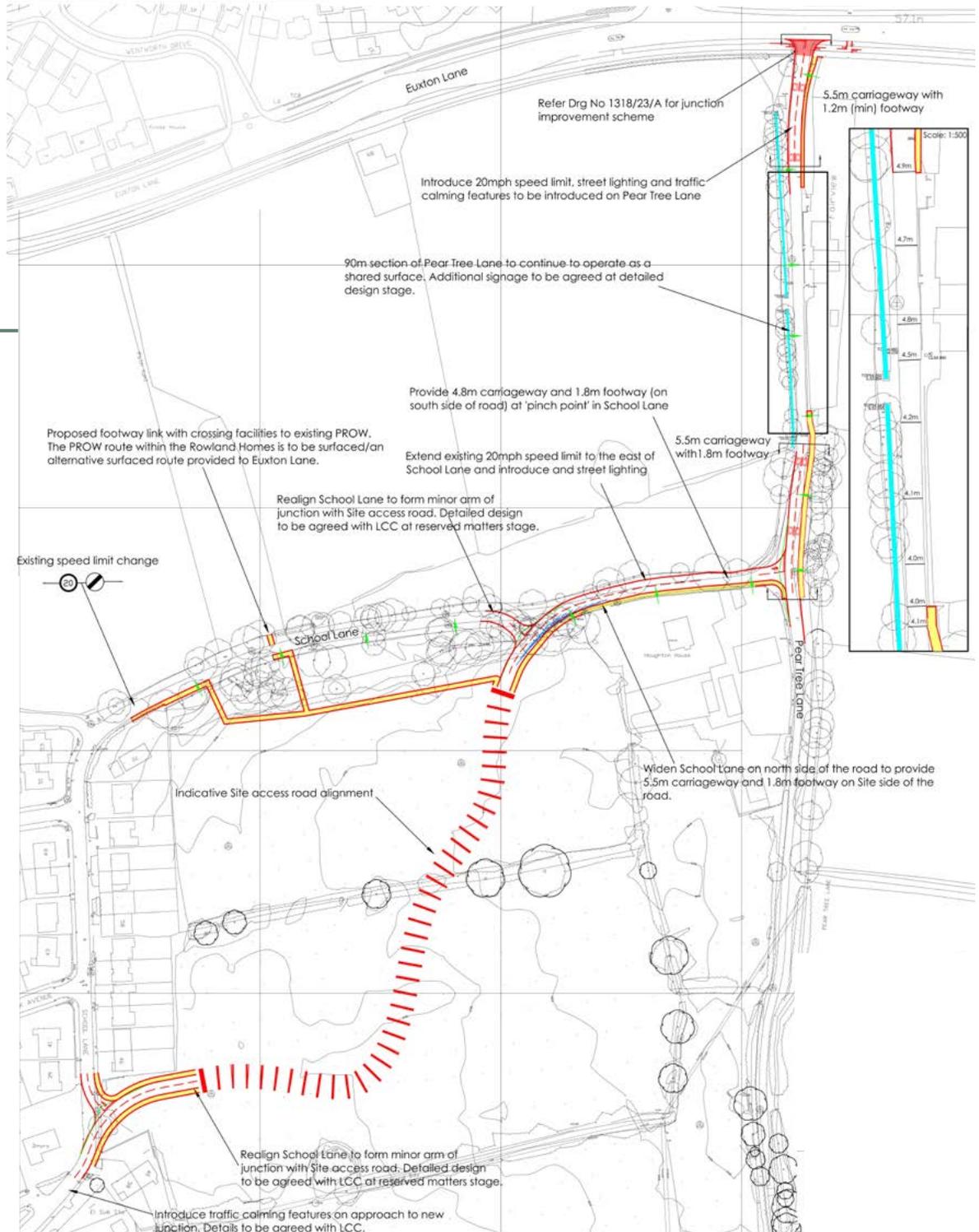


Figure 14: Access Plan

Character Areas

Within the development there are 4 specific character areas that help to define and differentiate between the spaces.

These are:

- **Main Street**
- **Secondary Roads**
- **School Lane Wooded Frontage**
- **Green Edge**

Each area has subtle differences in the road width, planting, offset to road, building orientation and density. These variations provide each street with its own character.

The School Lane Wooded Frontage comprises properties served by private drives / lanes that front onto green space between the proposed development and the tree-lined School Lane. New properties will be orientated to front onto this open space and designed to provide a high quality gateway to the development. Proposed properties set back from the boundary will also help maintain the existing character of School Lane.

The Main Street provides the main access into and through the development. It will incorporate footpaths to both sides and a medium density arrangement of linked properties with some detached or semi-detached fronting the street.

The next level of access is provided by the Secondary Streets. These streets are narrower than the Main Street and are more pedestrian focused. These streets provide access to the Green Edge.

The Green Edge comprises largely shared private drives that face onto the green edges of the development parcels, including those that look onto public open space to the south and east of the site. These have no footpaths but are designed to give priority to pedestrians with very slow vehicle speeds. This character also includes the public open space itself and incidental green space, as well as sustainable drainage, the existing pond, and structural and woodland buffer planting.

04. DEVELOPMENT PROPOSALS

-  Site Boundary
-  Main Street
-  Secondary Roads
-  Green Edge
-  School Lane Wooded Frontage

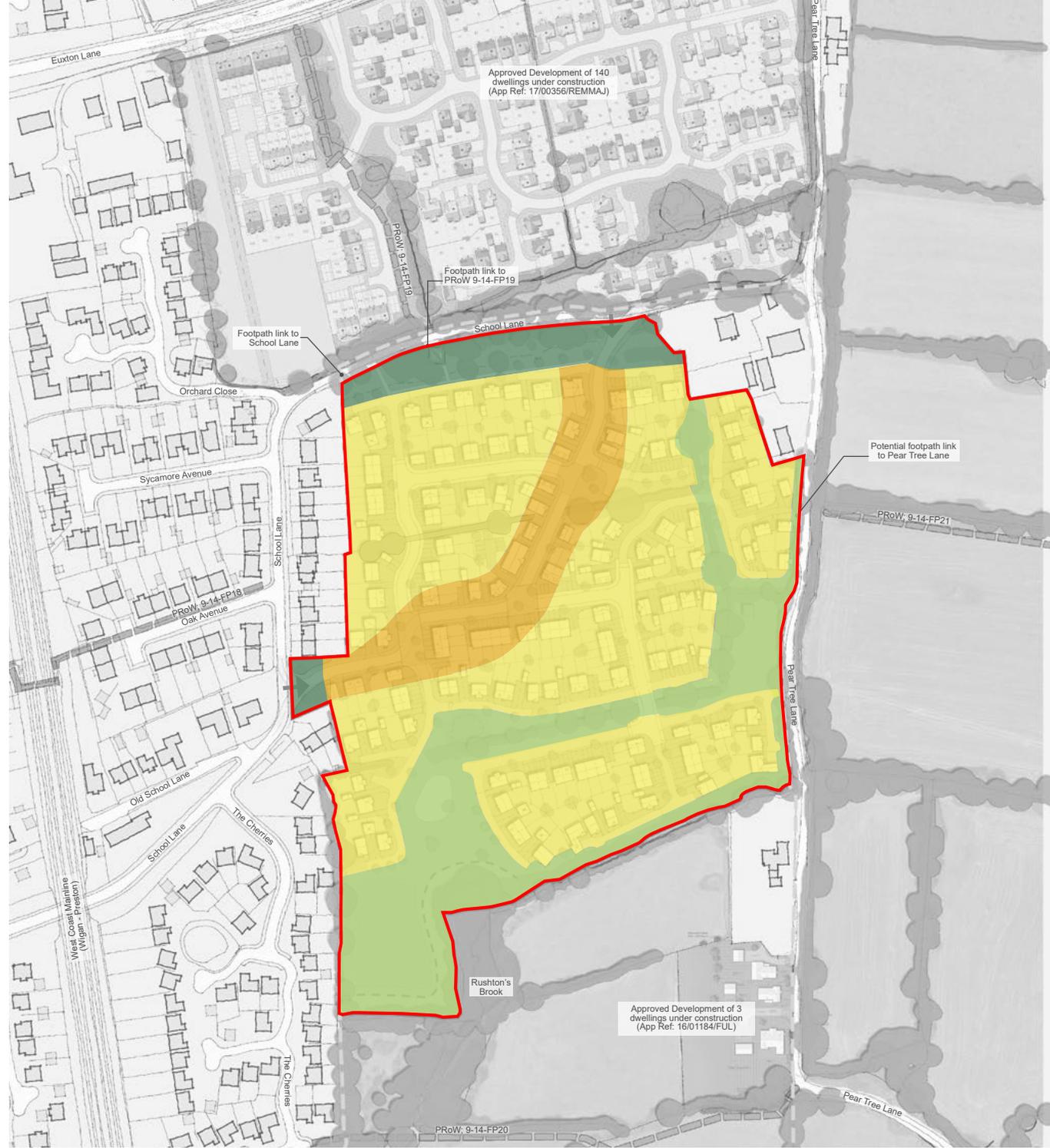


Figure 15: Street Hierarchy Plan

04. DEVELOPMENT PROPOSALS

Arrival Points and Focal Spaces

The detailed block and street layout will be arranged so that it composes a series of attractive views and vistas. These will be defined by a sequence of connecting views (short or long), which lead or draw the eye from one feature to another. The use of a subtly curving main street will help to encourage views of landmark buildings, spaces or trees. More intimate, glimpsed, or framed views will also enrich the scheme. This will be achieved, for example, by including a street tree within the view that is framed by a building group, or a building line which deliberately restricts and then suddenly channels a view to a landmark building.

The detailed design will also include subtle variations in the building line, in terms of scale, height, and set back of buildings from the footway. This will be supplemented by quality materials and landscape treatment which will produce an attractive street.



Figure 16: Focal Spaces, Views and Vistas

Design Response to Local Settlement Form

The Illustrative Masterplan has shown how street hierarchy and character has been considered. Other urban design principles established by the Illustrative Masterplan are described briefly in the following pages. These reflect best practice design guidance and the best examples of local settlement characteristics:

Block Form

There are no definitive best practice dimensions for development block size or form. The development blocks will be arranged to ensure public frontages and secure private rear gardens. The arrangement of buildings within development blocks is defined largely by their plan form, height and scale.

To maintain good legibility and permeability and to reflect the adjacent village form, the arrangement of development blocks is a fairly formal layout. Reflective of the local settlement context, the development shown in the Illustrative Masterplan combines two block forms.

The first is a traditional street pattern in which buildings are arranged to face onto each other either side of a street - this approach will be taken along the main street.

The second is that of informal clusters centred around lanes and shared private drives at the interface with the green spaces. At the settlement edges, properties will be orientated to provide natural surveillance of the surrounding green spaces.

Within the proposed development closed blocks will be created, in accordance with Secured by Design principles. In order to increase natural surveillance, properties will be fronted onto public open space.

Frontages

Best practice advocates that a mix of both wide and narrow frontage plan forms be used, this is evident in the local settlement context where detached dwellings or semi detached dwellings are predominant but on the more modern developments plan formats are mixed to create a varied street scene. Wide frontage buildings allow for a greater opportunity of façade variation along the street, whilst a narrow frontage approach is evident in linked dwellings and continuous frontages. The design for the application site uses both forms to create a varied street scene.

Density

The proposed density has been determined following a detailed analysis of the density of the local residential context. Density varies across Euxton, and in proximity of the site it is between 20 and 30 dph.

It is proposed that the development density overall will be 35dph with a higher density layout including terraced cottages within small gardens along the central street, and a lower density arrangement of detached and semi-detached properties within larger gardens at the peripheries.

Landmark Buildings

Landmarks or points of focus allow users to orientate themselves, aiding navigation and promoting a distinct identity and a sense of place for residents. Possible suitable locations for landmark buildings have been indicated on the adjacent plan.

These are shown at important junctions within the Illustrative Masterplan layout where there is need for directional changes or where an area of open space needs greater definition. The prominence of these buildings may be achieved by a change in scale, through the variation of architectural detail or exterior treatment, or a change in roof articulation.

Corner Plot Arrangements

How the streets interconnect or a development block changes direction are critical components in place-making. Best practice examples of continuous frontages are those which turn corners, lead users through the site, provide positive definition of the street and avoid weak, ill-defined edges. In addition, this provides opportunities for slightly taller landmark buildings that help to terminate or frame views within the development.



Typical corner plot arrangement

Parking

In the Illustrative Masterplan, parking is predominantly provided close to the properties within curtilage areas. This will:

- Avoid parked vehicles dominating the street scene.
- Consider highway safety within residential areas.
- Maximise natural surveillance and security.
- Allow access to parking spaces and mobility for all users.

On-Street Parking

Limited on-street visitor parking is provided. This is sensitively located within the layout, to positively assist with traffic calming measures and to provide activity within the street.

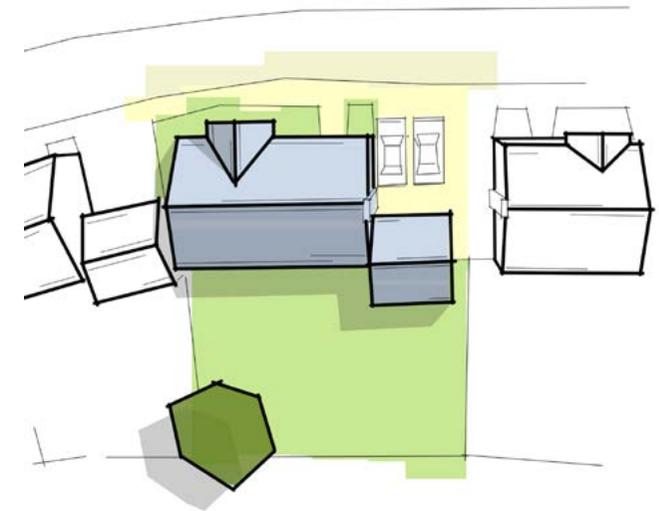
The use of street trees to define parking areas and to soften the view of parked vehicles is used where appropriate. Accessibility and safety for pedestrians and cyclists are important and large ranks of parked vehicles are avoided.

On-Plot Parking

Parking is generally located to the side or rear of the dwelling within a garage or parking bay. Shared private drives that lead to shared garaging are also used. Garages and parking spaces are set back from the main building line, allowing motorists to safely “pull in” off the carriageway.

Cycle Parking

Every residential unit has access to safe and secure cycle parking. Garages, where provided, provide suitable cycling parking. For the units without garages, secure facilities will be provided either within the building or in rear gardens.



Typical Image: On Plot Parking

Safer Places and Crime Prevention

The development will embrace the guiding principles for safe design and crime prevention set within the Planning Practice Guidance (PPG) and those advocated through the Secured by Design police initiative (and New Homes 2014). Secured by Design principles reflect the established principles of designing out crime. Creating a sense of place where residents and legitimate users are able to go about their daily routine without unduly fearing crime or insecurity is a key element of this initiative.

Sustainable communities are founded on safe and secure places. Reducing crime, preventing crime and community safety are the essential elements of Safer Places. The following lists some of the main principles that will be embraced and adopted by the proposed development.

- The detailed layout of streets, blocks, plots and landscape will be designed so that it avoids opportunities for crime and anti-social behaviour.
 - The place will have a well-defined movement framework, with direct clear routes for all. Routes will be active, well-lit and well signed.
 - The layout will create perimeter blocks with 'active frontages' and 'active routes'.
 - Blank facades and gables onto the street will be avoided. Gables will have windows or doors that overlook the public realm to encourage 'eyes on the street'.
 - Buildings and properties will have a 'defensible space' with a clearly defined boundary between private and public space. The use of landscaping treatments (fencing, shrubs, hedges and trees etc) will be used to help define boundaries and define space.
 - Private and public space will be well defined so that the ownership is clear to all.
 - Restrict public access and opportunities for access to the rear of buildings and avoid secluded and poorly surveyed footways and alleyways, especially to the 'backs' of properties.
- All public spaces will be well defined, purposeful and active. They will be welcoming and attractive.
 - Active greenspaces for equipped play will be overlooked, with some natural surveillance and will be 'open' in their design with clear sightlines and good visibility.
 - Cars will be parked where they are close to homes/buildings.
 - Encouraging 'community ownership' through a variety of means such as; 'character streets'; feature spaces; shared surfaces; street furniture; and landscape design.
 - Ensuring that homes are as secure as possible, with a particular focus on the design and specification of windows, doors, gates and rear fences.
 - On-plot gates could be used for driveways or 'undercroft' parking arrangements. Secure entrance gates could be used where shared parking courts are proposed.
 - Ensuring that the place is well managed and well maintained, with a high quality public realm and a green infrastructure which is attractive and enduring.

Appearance of Development

The majority of the local settlement context around the site has been developed in the 20th century and is not typical of the traditional built form within the original core of the settlement and in the more immediate setting includes a high proportion of bungalows.

Traditionally properties took a range of forms from linked terraced to semi-detached and detached and where constructed in red brick, red sandstone and occasionally finished with white or cream render. Detailing includes brickwork and natural or painted stone lintels, small porches and chimneys. Properties are largely set back from the street and boundary treatments predominantly comprise low walls or hedgerows, although properties siding on or fronting onto the street are not uncommon.

More recent late 20th and 21st century residential developments within the east of the village have common details such as gable walls along the frontages and brick detailing around windows, however they are not strictly reflective of traditional local built character.

The development in the Illustrative Masterplan takes cues from the local settlement context, but does not seek to recreate, or generate a pastiche of what has gone before. It instead looks to sustainable design solutions which integrate it into the existing fabric of Euxton by way of referencing common building materials and detailing.

The Illustrative Masterplan also respects the appearance and character of surrounding streets, through a co-ordinated approach to boundary treatments, signage, refuse storage, the use of garages and landscaping. The adjacent photographic examples show a range of modern and traditional building treatments that give an indication of the type of design treatments and the general appearance of the built form that can be seen around Euxton.

04. DEVELOPMENT PROPOSALS



Figure 17: Local built character examples



Figure 18: Local built character examples

Green Infrastructure

The Green Infrastructure has evolved as a result of analysis of the site and its setting, and by responding to the best practice design guidance.

The following key landscape features are proposed:

- A quality landscape is essential to provide structure and detail to the character of the development. Green infrastructure includes a framework of structural planting around the site's perimeter which is both existing and proposed.
- Existing hedgerows and trees will be retained wherever possible and supplemented with new native hedgerow, tree and woodland planting.
- Green space provision will include informal amenity space and will incorporate informal recreational footpath routes with the primary public open space distributed centrally and to the south of the site, connecting onto green spaces and corridors for ease of access for existing and new residents and to provide wildlife corridors.

- Development will be set back from School Lane to the north and incorporate the retained tree belt to provide an attractive green frontage to the development and retain the existing wooded character of the Lane.
- Buffer planting is proposed to the Chapel Brook Valley Park to reinforce and enhance this woodland habitat, along with structural planting primarily to the southern boundary and around Houghton House.
- The pond on the site will be retained and new green space is designed to connect the existing habitats.
- Tree planting will punctuate the primary routes within the site. Throughout the site, trees, existing and proposed hedgerows, and grass verges will be used to establish a visually appealing environment for each building plot, to soften parking areas and the overall building setting.
- A drainage basin is proposed to the south of the site. This will be designed to provide new habitat areas and landscape features within the green infrastructure.



Typical open space, play and landscaping photos

04. DEVELOPMENT PROPOSALS

-  Site Boundary
-  Proposed Green Infrastructure
-  Existing Trees and Hedgerows to be Retained
-  Proposed Footpath Links to School Lane and PRoW (9-14-FP19)
-  Proposed Public Open Space
-  Proposed Locally Equipped Area for Play: 0.04ha
-  Proposed Attenuation Basin (To engineers specification)



 **Figure 19: Green Infrastructure Plan**
N.T.S

Ecology and Biodiversity

Overall, the biodiversity value of the site is typical of edge-of-settlement farmland. Habitats of higher ecological merit include the pond, hedgerows, tree belt and field margins. The development proposal aims to retain the majority of suitable habitat. This will include the retention of all hedgerows where possible, new woodland buffer planting to Chapel Brook West Valley Park and enhancements through planting of new hedgerow sections with native species. Additional structural planting to include standard native tree species will also be proposed along sections of the site boundaries.

The proposed SuDS detention basin within the south western corner of the site will provide further long term biodiversity interest and increase the habitat diversity over and above that currently present on site through the addition of seasonally wet grassland and marginal riparian habitat in addition to microhabitats of seasonally inundated environments. Grassland areas will be managed for biodiversity.

The new and existing habitats in the south of the site will connect of existing features such as the retained pond and hedgerows through the distribution of public open space extending north towards the existing pond and the centre of the site.



Typical Tree and Ecology Photos

Trees

Focal tree planting will be located along the main street and at the entrance gateways to the development. Elsewhere, a comprehensive use of street trees will be adopted as a key design principle. Within the open space larger growing tree species will be used including a higher proportion of native species.

Trees will be located to enhance visual interest and to provide identity as well as being used as landmark features. Trees will help to soften the built form, enhance existing woodland and tree belts, provide shade and create ecological habitats.

For all new street trees attention will be given to location and selection of species. The long-term growth and spread will be well considered, as well as their relationship with buildings, streets and public areas. It is essential that suitable trees grown for urban locations are specified, with a narrow compact form, and a medium height. Where practical choice of species will reflect those typically present elsewhere within the village.



Water and Drainage

To account for the increase in impermeable surfaces, a new pond or 'holding' feature will be required as part of an overall sustainable urban drainage system (SuDs). These will utilise the natural topography of the site, with the creation of the new pond within the lowest part of the site. Careful integration of this feature into the site will create potential habitats for wildlife and promote bio-diversity, providing open space and amenity value.



Established landscape settings to residential developments

Sustainability

New buildings will be constructed in accordance with the Building Act 1984 and the statutory instruments therein known as The Building Regulations

Sustainable design, energy efficiency, and the reduction of carbon emissions is an important part of the design. The following is not an exhaustive list, but a summary of the common ways in which sustainable design could be interpreted. The following should be explored and considered as part of the detailed design:

- Arranging buildings within the plot to maximise solar gain and light penetration. Wherever possible locating dwellings with south facing fronts so as to maximise sunlight.
- Considering the internal layout of dwellings to provide for modern living approaches and the potential for lifetime home standards.
- Providing flexible building and house design, which allows for the expansion of living areas and storage needs
- Provide opportunities for home working.
- Maximising storage space within the building, and the plot, with appropriate space for recycling, refuse, cycle storage, composting and rainwater harvesting.
- The use of energy efficient appliances, heating systems, energy controls and management.
- Improved insulation and glazing.
- The potential use of recycled construction materials and aggregates, and the preference for using environmentally friendly and more sustainable materials and products.
- The use of permeable surfaces and paving as part of a surface water strategy.
- Conservation of natural resources on site such as hedgerows and trees.
- Ground level urban greening: The use of street trees, green spaces, parks, planting and private gardens.
- The planting of grassland and native woodland and hedgerows, which encourages biodiversity and sustainable drainage.
- Introducing bat and bird boxes to provide wildlife benefits.
- Controlled water demand through methods such as: low flow showers and baths; dual flush toilets; water efficient white goods; and rainwater harvesting through water butts or tanks.
- Surface water strategies based on appropriate SuDS approaches, such as basins and swales.
- The potential for air source heat pumps, solar panels and photovoltaics to deliver renewable energy.
- The consideration of other emerging technologies during the course of the development.

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A landscape photograph showing a vibrant green field in the foreground, partially framed by a dense line of trees and bushes on the left. In the background, a utility pole stands against a sky filled with soft, white clouds. The overall scene is bright and natural.

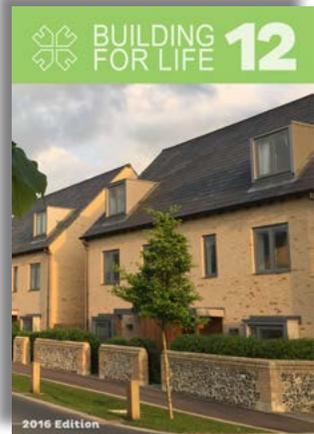
05

Building for Life

05. Building for Life

Building for Life 12 Summary

The following section provides a summary of the evaluation against the 12 Building For Life Questions, and links to the evidence that supports the evaluation. If the standard is met for each question then a green light will apply.



Integrating into the Neighbourhood

1) Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?

Evaluation: The proposed development links into the existing road network on School Lane and there are two Public Rights of Way (PRoW) nearby that connect onto School Lane and Pear Tree Lane to the north and east respectively. Open space is proposed adjacent to School Lane, Pear Tree Lane and through the development serving both new and existing residents. The development blocks and access network would integrate sensitively with the adjacent settlement edge with the housing layout designed to respect the adjacent properties along the site boundaries.

Score: Green light

2) Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?

Evaluation: The development is close to shops and community facilities within the village, and provides new community open space, informal greenspace with pathways and a play area.

Score: Green light

3) Does the scheme have good access to public transport to help reduce car dependency?

Evaluation: The development has easy access to bus stops within the village and to a good train service from Euxton itself, as well as Buckshaw Parkway, Leyland and Chorley.

Score: Green light

4) Does the development have a mix of housing types and tenures that suit local requirements?

Evaluation: The accommodation mix would reflect the needs and aspirations of the local community. The design would include a range of dwelling sizes across the site, to provide a mixed community. The tenure mix would reflect the local community, and would provide a balanced and robust mix of tenures.

Score: Green light

Creating a place

5) Does the scheme create a place with a locally inspired or otherwise distinctive character?

Evaluation: The layout, density and green infrastructure for the scheme would respond to its context and provide a distinctive character. At a detailed level, features would be included in the design to reflect local vernacular. This could include selected use of traditional materials.

Score: Green light

6) Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?

Evaluation: The scheme exploits the existing landscape and topography. It retains the existing boundary planting where possible and delivers enhancements with new planting, and retained trees and hedgerows will be strengthened through further planting. A detention basin is proposed within the low point of the site.

Score: Green light

7) Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?

Evaluation: The scheme is proposed to reflect best practice design principles including the provision of closed block arrangements, with buildings turning street corners and defining streets and squares. Landscaping within the street scene will include grass verges and street trees that reflect the village morphology.

Score: Green light

8) Is the scheme designed to make it easy to find your way around?

Evaluation: The layout for the scheme follows a simple approach with a distinct hierarchy of streets to allow residents and visitors to easily find their way around. The relationship with the green infrastructure would allow easy orientation. Footpaths/cycle routes follow desire lines and make access to the wider area easy and available.

Score: Green light

Street and Home

9) Are streets designed in a way that encourages low vehicle speeds and allows them to function as social spaces?

Evaluation: The building layout has defined the street network, so that highways and car parking do not dominate. At detailed design stage, street dimensions would be designed to minimise vehicle speeds. Dwellings located close to the road provide pinch points that slow traffic and give priority to pedestrians.

Score: Green light

10) Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?

Evaluation: Car parking would be integrated into the overall layout and design. Car parking would be mainly within curtilage, to the side and front of the dwellings. Occasional parking areas are proposed to the front of properties.

Score: Green light

11) Will public and private spaces be clearly defined and designed to be attractive, well managed and safe?

Evaluation: The streets and public open space would be overlooked by adjacent dwellings, allowing informal surveillance and safe routes. Private open space will be clearly defined.

Score: Green light

12) Is there adequate external storage space for bins and recycling as well as vehicles and cycles?

Evaluation: The building layout will allow for bins and recycling stores to be stored out of sight and minimise their impact on the street scene.

Score: Green light

Pear Tree Lane, Euxton

Design and Access Statement

June 2019