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Director of Development Services
Ribble Valley Borough Council
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DIRECTOR OF
DEVELOPMENT

- 3 DEC 2009

FOR THE
ATTENTION OF

Martin Nugent
01254 770884
D3/09/0791

Dear Sir

**Planning Applications, Ribble Valley District
D3-09-0791 land at Barrow Brook, Barrow, Clitheroe**

I refer to your letter of 23 September 2009 concerning the above application.

I have no objections to this proposal in principle on highway safety grounds. However, I have the following comments regarding some aspects of the site layout and parking provisions.

The site is to be accessed from the A59. This is the most appropriate means of access and allows the site to develop without a negative impact on the village of Barrow. However, the provision of suitable cycle and pedestrian facilities will secure advantageous links between the village and the opportunities offered on site

There is adequate parking provision for individual premises and residential areas, in line with the NW Partial Review Parking Standards. However, there are three locations where "double-tandem" parking is proposed. These areas are to the rear of properties 1-5 and behind 42 and 43. This is inconsistent with the design and layout of parking proposed elsewhere within the site and should be reviewed as it is unclear how it would operate successfully in this setting.

The provision of a Travel Plan is particularly important for this location. I would recommend that within 6 months of the occupation of any individual commercial unit a travel plan with measurable and enforceable outcomes for its implementation, including a robust strategy for reducing single occupant car journeys shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented to its satisfaction. This is in the interests of highway safety and to reduce the need for vehicular traffic generation

Martin Nugent

01254 770984
Traffic and Development Engineer