

Director of Development Services
Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

Martin Nugent
01254 828060
D3/12/0181

Drafted 10 April 2012

Dear Sir

**Planning Application, Ribble Valley District
D3-12-0181 3 Woodlands Drive, Whalley**

I refer to your letter of 26 March 2012 concerning the above application.

I am recommending refusal of this application on highway safety grounds.

The applicant has not shown that the development can accommodate off street parking for three vehicles within the remaining driveway. This is considered necessary for the activity likely to be generated by a four bedroom residential property.

There is already a high demand for the available on street parking within this residential area. The introduction of additional vehicles relying on the existing on street provisions would increase turning movements and congestion in this confined area to the detriment of residents and other road users.

Furthermore, given the close proximity of the site to the adjacent bus station, I would be concerned should there be any residential parking displaced from this address, to the potential detriment of the safe and efficient movement of public transport in this vicinity.

In view of the detrimental impact this proposed development would have on highway safety I am recommending refusal of this Application.

Martin Nugent

Public Realm, Ribble Valley
LCC Environmental Services East
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