

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

Martin Nugent
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D3/12/0327

Drafted 25 April 2012

Dear Sir

**Outline Planning Application, Ribble Valley District
D3-12-0327 land to the east of Clitheroe Road (Lawsonsteads), Whalley**

I refer to your letter of 18 April 2012 concerning the above application.

My comments refer to an Outline Planning Application with all matters reserved for future determination. This Application is for a development of up to 55 residential dwellings and a 50 bed nursing home within a site accessed directly from Clitheroe Road, Whalley

The following comments relate to the Transport Assessment (dated March 2012) prepared by Bryan G Hall, Consulting Civil & Transportation Planning Engineers and the Design and Access Statement (April 2012) prepared on behalf of the Commercial Estates Group. Lancashire County Council is responsible for providing and maintaining a safe and reliable highway network. With this in mind the present and proposed traffic systems have been considered in and around the area of the proposed development.

I have the following comments regarding the proposed development and the consequent high safety and capacity impacts.

I have no objection in principle to this application on highway safety grounds. However, as all matters are reserved at this time, I will comment more fully on the specific highway implications and impacts as and when appropriate.

However, it may be prudent to comment on three details of the illustrative master plan at this time.

1. There are a small number of properties shown fronting directly onto Clitheroe Road. While this may be in keeping with the frontage development further to the east, there are driveways shown that would encourage turning movements and potential on street parking close to the site of the proposed access road.

I would wish to see vehicular access to the development limited to a single point, with turning movements focused at a junction designed and constructed to the appropriate specifications

2. The level of parking indicated at the nursing home appears to be excessive. For a 50 bed nursing home, I would be anticipating no more than 10 car parking spaces

3. The illustrative master plan and the Design and Access Statement (Figure 40) indicate that a separate 1.2m pedestrian route will be established through the site, heading broadly northwards from the proposed junction with Clitheroe Road. This may be considered in

addition to, but not as an alternative to, the provision of appropriate footway links to and within the site.

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