

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

Martin Nugent
01254 828060
D3/12/0420

Drafted 3 July 2012

Dear Sir

**Outline Planning Application, Ribble Valley District
3/12/0420 land north and west of Littlemoor Road, Clitheroe**

I refer to your letter of 30 May 2012 concerning the above application.

I have no objections in principle to this outline proposal on highway grounds. However, my comments refer to an Outline Planning Application with all matters reserved for future determination except for the means of access. This Application is for a development of up to 49 residential dwellings, incorporating 34 properties for market sale and 15 affordable properties on land to the north and west of Littlemoor Road, Clitheroe

Access from Littlemoor Road

The initial design contained in Drawing 9W7186 SK016 Revision A, provides an indication of the highway parameters for the design of a suitable vehicular access.

The proposed access road and internal layout will be designed to adoptable standards. With this in mind, the applicant can anticipate preparations for Section 38/Advance Payments Code should consent be granted.

The introduction of additional vehicle movements at this location has to be viewed with caution as the carriageway meanders through bends where there are accesses to existing properties and the footway provision is unbroken.

However, the development is for a total of 49 properties and the impact of the anticipated additional traffic will be relatively low. The traffic modeling results indicate an additional 17 vehicles during the peak hour.

The initial access design indicates that visibility splays of 2.4m by 43m can be achieved from the site onto Littlemoor Road. I am satisfied that this is a suitable provision and that it can be achieved in this instance. In addition, the recent implementation of a 20mph Speed Limit on Littlemoor Road will assist with compliance.

Highway Safety

There have been no reported collisions involving personal injury during the last five years, 28 February 2007 to 1 March 2012 on Littlemoor Road from its junction with Whalley Road through to Copperfield Close.

I would not recommend any additional off-site highway works to accommodate the anticipated additional turning traffic

However, there are some aspects of the initial site layout that should be revised to enhance highway safety.

Provision of Footways

There is intermittent footway provision along Littlemoor Road and it is not my intention to require the applicant to provide comprehensive new off-site footway provisions.

There is a proposed footway link within the site providing a continuous route from Littlemoor Road through to Park Road.

I would be grateful if a sum of £10,000 was included in the S106 Agreement to enable this link to be completed.

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There are no Public Rights of Way within or bordering this site.

Public Transport

There are existing scheduled service stops operating along Whalley Road and further to the east on Littlemoor Road. However, these facilities could realistically be enhanced and improved to attract additional passengers and reduce the reliance of the site on journeys by private vehicle.

I would be grateful if a sum of £20,000 was included in the S106 Agreement to meet this need.

Cycling

I have no request for specific cycle provisions from this development.

Traffic Regulation Orders

There are no TRO's being proposed as a part of this application. A contribution to the proposed 20mph Speed Limit on Littlemoor Road has previously been discussed, but this matter has already been progressed by Lancashire County Council as part of its ongoing programme of works.

Committed Development

There is two committed developments on the old Barkers Nursery site (3/10/0550 and 3/10/0236) that will have a potential impact on highway activity in this vicinity.

Standard Conditions

There are a number of Standard Conditions that will apply to this application:-

A. No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to and approved by the Local Planning Authority in consultation with the Highway Authority. This is in order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable before work commences on site.

B. The grant of planning permission will require the applicant to enter into an appropriate Legal Agreement, with the County Council as Highway Authority. The Highway Authority hereby reserved the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The

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applicant should be advised to contact the Executive Director at PO Box 9, Guild House, Cross Street, Preston PR1 8RD in the first instance to ascertain the details of such an agreement and the information to be provided. -

C. The grant of planning permission does not entitle a developer to obstruct a right of way and any proposed stopping-up or diversion of a right of way should be the subject of an Order under the appropriate Act.

S106 Agreement

Further to the above, the following items should be included in any subsequent S106 agreement:-

- a. The provision of two enhanced and improved bus stop facilities on Whalley Road and/or Littlemoor Road at an estimated cost of £20,000.
- b. The provision of a new footway within the site to provide a continuous link from Littlemoor Road through to Whalley Road, via Park Road. The cost of completion of this work is estimated at £10,000.

Martin Nugent

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In addition, there is a section of footway within the adopted highway, at presently poorly defined, to the east side of Littlemoor Road across the entrance to Numbers 7 and 15. This link must be reinstated to a suitable standard, with the existing materials, including some cobbles, removed. This will have no impact on the available width of Littlemoor Road.