

Director of Development Services
Ribble Valley Borough Council
Council Offices
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Martin Nugent
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D3/12/0692

Drafted 20 August 2012

Dear Sir

**Planning Applications, Ribble Valley District
3/12/0692 Henthorn Road, Clitheroe**

I refer to your letter of 17 August 2012 concerning the above application.

I am recommending that the discharge of Condition 27 does not proceed at this time as it does not provide a satisfactory means of access from the proposed site to the public highway at Edisford Road, Clitheroe.

The proposed design of the pedestrian/cycle link to the access road to Edisford Caravan Park is consistent, in part, with that envisaged in relation to the previous application, 3/2010/0719. The link from the site to the caravan service road is acceptable and could be implemented as per the relevant drawing (4271.01 Rev A, received by Ribble Valley Borough Council on 1 August 2012), when included in a more extensive scheme linking the development site to the public highway.

However, the proposed layout provides only a partial resolution of the sustainability issues raised in relation to a secondary access to the site and stops short of linking the development to Edisford Road, from where local services and facilities can be accessed via the local highway infrastructure.

In order to provide a satisfactory solution to this matter and to allow Condition 27 to be successfully discharged, the proposed pedestrian/cycle link from the site must secure a direct means of access to Edisford Road.

Martin Nugent

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