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Ribble Valley Borough Council
Council Offices
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19 NOV 2012

OF THE
SECTION OF

Martin Nugent
01254 828060
D3/12/0785

Drafted 9 November 2012

Dear Sir

**Outline Planning Application, Ribble Valley District
D3-12-0785 Clitheroe Hospital, Chatburn Road, Clitheroe (residential)**

I refer to your letter of 9 October 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 57 residential dwellings following the demolition of the present Community Hospital.

The following comments relate to the Transport Assessment (dated August 2012) prepared by Royal Haskoning UK and the Design and Access Statement (July 2012) prepared by Nightingale Associates on behalf of the Eric Wright 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 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 some details provided in the supporting documentation and the illustrative master plan at this time.

1. In Section 1.1.5 of the Transport Statement the timing of the future development of the existing Community Hospital site is made clear;

"Further to the opening of the proposed Community Hospital (Application 3/12/0786) it is proposed that the existing Clitheroe Hospital would be demolished."

2. The specifications for the construction and design of the vehicular access and pedestrian footways will be considered in detail with the future consideration of Reserved Matters.

I will provide comprehensive comments on the specific highway implications and impacts of this proposal, as and when appropriate.

It is the statutory role of the Highway Authority to consider the highways impacts of a proposed development and their longer-term sustainability in relation to the local highway network. In this instance, the proposed use of this site and the scale of

development do not recommend, or provide an opportunity for, further detailed comments at this time.

I will request that the production of a Full Travel Plan be made a condition of planning approval. The Travel Plan should include an element of co-ordination between the various elements and should adhere to the following timescales and content -

- * Travel Plan Co-ordinator appointed and LCC's Travel Plan Advisers informed of contact details at least 1 month prior to 1st occupation of the proposed development.
- * Travel survey(s) undertaken within 3 months of occupation of the proposed development (for residential element - within 3 months of reaching 50% occupation)
- * The Full Travel Plan submitted to the Planning authority within 6 months of the first travel survey.

In addition to the elements already outlined above for the Framework Travel Plan (which should be developed to provide further detail), the Full Travel Plan should also include the following as a minimum -

- * Details of the appointed Travel Plan Co-ordinator(s)
- * Details of resident's and employee travel surveys
- * SMART Targets for non-car modes of travel
- * Action plan of measures to be introduced and appropriate funding

A contribution of £6,000 would be requested to enable Lancashire County Council Travel Planning team to provide a range of services as described in 2.1.5.16 of the Planning Obligations in Lancashire paper (dated September 2008). This could include -

- * Provision of leaflets and maps for the Welcome packs
- * Design travel survey and analyse results
- * Advice and Guidance on Travel Plan development
- * Support meetings
- * Access to Lancashire's Car sharing website
- * Monitoring the development of the Plan

Martin Nugent

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