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D3/12/0785

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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.

Should the LPA be minded to approve this development, the County Council would be likely to seek planning obligation contributions from this development to fund measures that support sustainable transport. It is acknowledged that a number of measures provided under proposed s278 highway works support sustainable development. However, it is considered that further sustainable measures may be necessary to promote and support sustainable development, particularly in respect of public transport. The planning obligations are expected to cover:

- contribution for sustainable transport, walking, cycling and public transport, and
- request for contribution for advice and assistance with the Travel Plan.

The additional elements being considered could include improvements to the provision of Public Transport, cycle and pedestrian links and measures to assist compliance with existing/proposed Speed Limits on Chatburn Road.

These additional measures would benefit highway safety and should be funded by the Applicant as part of a S106 Agreement or through appropriate highway conditions. Among the highway items that could require an appropriate Developer Transport Contribution would be;

- a. Interactive signing on Chatburn Road at the suggested new Speed Limit transition point on Chatburn Road, in order to reinforce the Speed Limit.
- b. Improvements to the existing bus stops and approaches on Chatburn Road. This could include items such as street furniture and the provision of suitable pedestrian links.
- c. The provision of suitable cycle path provisions on Chatburn Road.

The provision of a 3m wide cycle path should be considered to link the site to the existing highway network in order to secure clear benefits for healthy walking and cycling routes to, from and through this development.

The cycle path to be provided at the following locations:-

- i. The roundabout between Pimlico Link Road and Chatburn Road;
- ii. On Chatburn Road outside the hospital and along the housing development frontage;
- iii. On Pimlico Link Road between the roundabout and Deanfield.

Achieving the above would also make it feasible to construct a continuous cycle path on Chatburn Road linking to Clitheroe Grammar School, should the intervening land between the site and Green Drive be developed in the future.

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