

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

FAO Sarah Westwood

Tel No 0845 0530011

Email CustomerServiceEast@lancashire.gov.uk

Your ref

Our ref TL /3/2013/0035

Date 25th March 2013

Dear Sirs

Planning application no: 3/2013/0035

Proposal: Reserved Matters application for up to 270 residential dwellings, a doctor's surgery, landscape, open space, highways and associated works.

Location: Land off Henthorn Road Clitheroe Lancashire.

I do not have an objection to this application; but please note that following comments.

Phasing of road construction.

I am concerned that the phases of the development may not be progressed one after the other without a break. If there is a break in the construction of the project for an extended period, some provision will be required for turning vehicles where roads are temporarily left as a cul de sac.

I understand from the developer that if construction was to be put on hold for an extended period of time, the estate roads would be constructed to the nearest convenient junction which could then be used for the turning of vehicles, rather than leave a cul de sac with no turning head. I would suggest, if possible, that this matter be the subject of a condition attached to any planning consent you may decide to grant.

Bus facilities

The developer has provided 'bus stop details' which show how the bus will turn around as a temporary measure prior to the occupation of the 51st dwelling. Although the arrangement of using the substation access road appears to have been generally agreed already, I do not favour this arrangement. I understand that the road up to the substation is likely to be constructed to the cross roads not 20m from the substation access (ie. the road construction will not stop at the substation access). The cross roads would be a more convenient turning place and would be available anyway. I would ask that this proposal should be amended.

Jo Turton
Executive Director for the Environment
Suite 4 • Linden Business Centre • Linden Road • Colne •
BB8 9BA



INVESTORS
IN PEOPLE



2008-2009
Improving Accessibility
2009-2010
Positive Engagement of Older People
Raising Economic Prosperity
through Partnerships
Cohesive and Resilient Communities

Travel Plan

I may have some comments on the adequacy of the framework travel plan, but these are not yet to hand.

Yours faithfully

Trevor Lewis
Traffic and Development Engineer