

Jane Tucker

From: Lewis, Trevor <Trevor.Lewis@lancashire.gov.uk>
Sent: 15 October 2014 09:46
To: Colin Sharpe
Cc: planning; Crompton, Rachel; Alan Davies
Subject: 3-2014-0597 Waddow View, Waddington Road, Clitheroe

Dear Colin,

Further to my email to you dated 1 October (to which was attached my LCC Highways comments on the Waddow View development), and further to our telephone conversation this morning, I would like to advise that I have been in communication with the developer's transport consultant, Alan Davies, and the following has been agreed.

In response to LCC's comments in the letter dated 1 October 2014, the developer proposed a condition to be attached to any planning consent you may decide to grant, to satisfy the comments made in paragraphs 27 and 28 of the letter.

The developer refers to condition 51 of the planning consent granted for the Standen development under application 3/2012/0942, and suggests a similar condition for the Waddow View development. I would suggest an appropriate wording of this condition for the Waddow View development is:

No development shall be commenced until a scheme of off-site works of highway improvement has first been submitted to and agreed in writing by the LPA. The highway improvements referred to in this condition include the junction at Waterloo Road and Shawbridge Street, together with other junctions in the vicinity (not otherwise considered for improvement) which are demonstrated by additional analysis of the performance of the local highway network to require improvement works to achieve acceptable capacity. These off-site highway works should be carried out and delivered in line with agreed trigger points (to be determined). The scheme may make provision for a monetary contribution towards these off-site highway works, subject to the agreement of the LPA.
REASON: In the interests of highway safety in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and Policies DMG1 and DMG3 of the Core Strategy 2008 to 2028 A Local Plan for Ribble Valley Regulation 22 Submission Draft– Post Submission Version (including proposed main changes).

Such a condition would remove my objection to this development with respect to the Waterloo Road / Shawbridge Street junction.

Regards,

Trevor Lewis
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Lancashire County Council;
0300 123 6780.

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