



06 AUG 2014

CLITHEROE TOWN COUNCIL

Clitheroe Town Hall, 9 Church Street, Clitheroe, Lancashire. BB7 2DD

Telephone: Clitheroe 01200 424722

Email address: clitheroe@btconnect.com

Town Mayor: Councillor Val Cooper

Town Clerk: Ian Woolstencroft

For the attention of John Machole
Building and Development Control Manager
Ribbles Valley Borough Council
Council Offices
Church Walk
Clitheroe
Lancashire
BB7 2RA

5. August, 2014.

Dear John

Re: Planning Application No: S...3/2014/0613 and 0619.

1 No Objections

2 However, the Town Council wish to object to application 3/2014/0597 - LAND OFF WADAINSTON ROAD, CLITHEROE - OUTLINE APPLICATION FOR UP TO 275 NEW DWELLINGS AND ACCESS - on the grounds outlined attached,

Yours sincerely

Ian Woolstencroft
Town Clerk

3/2014/0597. – Land off Waddington Road, Clitheroe.

- 1. That the development is outwith the settlement boundary as defined by saved policy G5 of the District wide local plan and because it precedes the emerging Ribble Valley Core Strategy and the work being done on the Development Land Document.**
- 2. The land adjoining Kirkmoor Road and Back Commons is valuable green space amenity land adjoining an area of high housing density. Protected species frequent this land including barn owl, otters and bats . An important hedgerow would be lost.**
- 3. Traffic and parking conditions make the Bawdlands Bridge junction, Castle View and Kirkmoor Road unsuitable for a regular bus service.**
- 4. Due to the location of the junction being off Bawdlands bridge and Castle View being on top of a bridge the Town Council are of the opinion that there is no possible realistic financial engineering solution to this problem.**
- 5. At the appeal the Inspector said that he agreed that significant congestion at Waterloo Road / Shawbridge Street junction would be a moderate to strong reason for resisting this proposal in the absence of highway improvements. Since the appeal the Standen application for 1040 at the top of Pendle Road has been approved. The application has only one egress which is from Pendle Road and all traffic into town would have to go through this junction. The schemes proposed to alter the junction are merely tinkering . Traffic lights would increase congestion not decrease it.**
- 6. The Town Council also object on highway congestion grounds due to the effect the development will have by increasing the volume of vehicles to the pinch point of the Waddington Road/ Railway View junction (under the railway bridge). At the Waddow View appeal , the revised traffic flow forecasts seem to be grossly understated. The Appeal Inspector accepted a figure of 7 journeys per dwelling per day and we see no reason to depart from that even for affordable housing . 275 dwellings at Waddow View could create 1925 journeys per day and 50 dwellings at the already agreed Milton Avenue development could create 350 journeys that is 2275 additional journeys per day along Waddington Road. Waddington Road bridge has a height limit of 3.5m and flood warning signage confirms that this is a current hazard.**

Owing to these highway concerns in points 3-6 the Town Council believe that this development is contrary to policy G1 of the Ribble Valley Local Plan, paragraphs 32 and 35 National Planning Policy Framework and policy DMG 1 of the emerging Ribble Valley Core Strategy.