

Development Control  
Ribbles Valley Borough Council

Phone: 0300 123 6780  
Email: highways@lancashire.gov.uk

Your ref: 19.0999.OUT  
Our ref: D3.19.0999  
Date: 3<sup>rd</sup> September 2021

**App no: 19.0999.OUT**

**Address: Land off Henthorn Road Clitheroe**

**Proposal: Outline planning application for the erection of up to 160 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Henthorn Road. All matters reserved except for means of access.**

We have reviewed your latest submission (Technical Note 3 dated 24/06/2021) which has dealt with the matters including the trip rates, distribution and committed development which we raised originally.

An improvement scheme at the junction of Henthorn Road and Thorn Street is proposed and detailed in the Ashley Helme Associates drawing 'Proposed Junction Improvement Study Junction 6 – 1677/12-Rev A dated 27.08.21. This scheme will provide improvements to support the operation of the junction for vehicle/cycle movements and enhancements for pedestrian movements.

Further measures of mitigation are requested to enhance pedestrian routes to the local food shop and primary school to support/promote walking from the site to the local area. A scheme has been identified on Eddisford Road in the vicinity of the Spar Food Shop and the Primary School to provide a new zebra crossing.

We foresee that this scheme will support the walkability and sustainability of the site whilst enhancing highway safety for pedestrians on Edisford Road where the volume of traffic will increase as a result of the proposal.

The Ashley Helme Associates drawing 'Proposed access arrangements' 1677/01 Rev A dated August 2019 is acceptable. The points where the internal footway and emergency/cycle route emerge onto Henthorn Road will need to have the required visibility splays. This can be dealt with by a condition which will cover all the new junctions on Henthorn Road.

We would seek to secure these off-site highway works to be delivered under S278 agreement with LCC whereby the design and build would be undertaken by a contractor appointed by the applicant/developer.

**Phil Durnell**

Director of Highways and Transport  
Lancashire County Council · PO Box 100 · County Hall · Preston · PR1 0LD

As per our original comments, LCC provide Travel Support to developers and a contribution of £6,000 (cost based upon the number of dwellings) is requested. The support includes:-

- Appraise initial Travel Plan(s) submitted to the Planning Authority and provide constructive feedback.
- Work closely with the Developer's appointed Travel Plan Coordinator, the end use where appropriate, local community groups
- Oversee the progression from the Interim Travel Plan to the Full Travel Plan/s in line with agreed timescales.
- Monitor and support the development, implementation and review of the Full Travel Plan. This will include reviewing:
  - Annual surveys
  - Progression of initiatives / actions plan
  - Targets
- Where appropriate suggest further cost effective meaningful intervention to maintain/satisfy travel plan targets using local knowledge

A bus service contribution of £291,000 payable in instalments of £58,200 over a 5 year period commencing with the occupation of the 100th dwelling is requested to support the running of the bus service 2 Clitheroe – Low Moor Circular which is subsidised by Lancashire County Council.

## **Conclusion**

To conclude we would raise no objection to the proposal subject to the measures of mitigation detailed above and the following conditions.

1. No development shall take place, including any works of demolition, until a construction method statement has been submitted to and approved in writing by the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. It shall provide for:
  - i) The parking of vehicles of site operatives and visitors
  - ii) The loading and unloading of plant and materials
  - iii) The storage of plant and materials used in constructing the development
  - iv) The erection and maintenance of security hoarding
  - v) Wheel washing facilities
  - vi) Measures to control the emission of dust and dirt during construction
  - vii) A scheme for recycling/disposing of waste resulting from demolition and construction works
  - viii) Details of working hours
  - ix) Routing of delivery vehicles to/from site
2. The Ashley Helme Travel Plan 1677/2/A dated October 2019 shall be implemented in accordance with the timetable contained within.
3. A scheme for the site access and off-site highway works shall be submitted to and approved by the Local Planning Authority. The works shall include the following and be implemented prior to the first occupation of any dwelling.
  - a. New zebra crossing on Edisford Road in the vicinity of St.Paul's Street

- b. Improvement scheme Henthorn Road/Thorn Street Ashley Helme Associates drawing 'Proposed Junction Improvement Study Junction 6 – 1677/12-Rev A dated 27.08.21
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 there shall not at any time in connection with the development hereby permitted be erected or planted or allowed to remain upon the land hereinafter defined any building, wall, fence, hedge, tree, shrub or other device over 1m above road level. The visibility splay to be the subject of this condition shall be that land in front of a line drawn from a point 2.4 m measured along the centre line of the proposed road from the continuation of the nearer edge of the carriageway of Henthorn Road to points measured 42m to the north east of the proposed access and 46m to the south west along the nearer edge of the carriageway of Henthorn Road, from the centre line of the access including the footway/cycleway accesses , in accordance with a scheme to be agreed by the Local Planning Authority in conjunction with the Highway Authority. Reason: To ensure adequate visibility at the street junction or site access.
  5. Within 3 months of commencement details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established.
  6. Within 3 months of commencement full engineering, drainage, street lighting and constructional details to adoptable standards (LCC specification) of the internal estate roads have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details, unless otherwise agreed in writing with the Local Planning Authority.
  7. The internal estate roads shall be constructed in accordance with the approved engineering details and to at least base course level prior to first occupation of any dwelling, unless otherwise agreed in writing with the Local Planning Authority.
  8. Prior to the occupation of each dwelling the driveways and parking areas shall be constructed in a bound porous material and made available for use and maintained for that purpose for as long as the development is occupied.
  9. Prior to first occupation each dwelling shall have a secure cycle store for at a ratio of 1 cycle space per bedroom.
  10. Prior to the first occupation each dwelling shall have an electric vehicle charging point. Charge points must have a minimum power rating output of 7kW, be fitted with a universal socket that can charge all types of electric vehicle currently.

## Notes

The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk) .

Kelly Holt  
Highway Development Control Engineer  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)