

PENDLE VIEW

HOLIDAY PARK

Pendle View Holiday Park:- Application to Vary Conditions 7 and 8

Background.

The Lancashire County Council Design and Highways Team have been working hard for over 12 months designing and planning a pedestrian link between the site of Pendle View Holiday Park and Barrow Brook Retail Park.

Many ideas and layouts have been drawn up and tested alongside Stage 1 & 2 Safety Reports.

We have now been informed that more work is required to finalise the feasible route and that a controlled crossing could be necessary.

Due to this the original timescales provided for the works (January-April 2022) are now not achievable. We are told that the work may not even commence until the end of 2022 now and so we wish to apply to vary these 2 conditions.

Condition 7

“A scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority within 6 months of the opening of the sales office on site. The applicant shall advise the Council on the completion of any associated works (relating to the sales office and upon its opening to enable this time period to be begun.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are acceptable.”

2022 Variation Request

‘A scheme for the construction of the site access and the off-site works of highway improvement shall be submitted to and approved by the Local Planning Authority in consultation with the Highway Authority within **6 months of this application**, **The scheme will include a temporary minibus service available to the owners and visitors to park.** The applicant shall advise the Council on the completion of any associated works.

REASON: In order to satisfy the Local Planning Authority and Highway Authority that the final details of the highway scheme/works are **feasible.**’

Condition 8

“None of the holiday lodges or cabins hereby approved shall be occupied until the approved scheme referred to in condition 7 has been constructed in accordance with the scheme details.

REASON: In the interest of highway safety.”

2022 Variation Request

'Only up to 25% of the holiday lodges or cabins hereby approved shall be occupied until the approved scheme referred to in condition 7 has been **approved and** constructed in accordance with the scheme details, **Construction must be completed within 12 months of this application.**

REASON: In the interest of highway safety.

We believe that we can offer a safe short-term alternative to the pedestrian link whilst the design and construction continue. In the short term this will protect our business and at the same time not rush the team at LCC.

Removal of Gastro Pub from development

Pendle View Holiday Park has successfully applied to remove the 150 person Gastro pub from the original planning application. (Application 3/2021/0748).

We believe this has removed all risk of local residents & PROW walkers coming to the site on foot to use this facility.

Minibus service



Until the pedestrian link is constructed, we will provide a daily free mini bus service to take people over to Barrow Brook Retail Park and/or into Clitheroe Centre, 3 times per day and more if needed.

We will provide a timetable to all owners.

The bus will have been adapted to be able to transport wheel chairs and disabled passengers too.

We believe this will remove the risk of guests wanting to walk from the park to the nearest shop.

Owners will also have their own vehicles should they need an emergency trip somewhere.

We will have at least one member of staff available on site 24/7 to accommodate this, even if out of hours/or in an emergency.

Signed owner documentation

All owners and visitors will be asked to sign a document which states not to cross the A59 on foot but to use the free bus service provided. This will form part of their sales agreement paperwork and will be signed by the park manager and the individual owners.

Signage on the entrance to site and on the PROW

Pendle View Holiday Park is happy to install signage (example below) at the Site entrance & PROW.

