

Proposed Residential Development
Higher Standen Park, Clitheroe (Phases 5 and 6)

TAYLOR WIMPEY

Transport Statement

March 2022





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1 INTRODUCTION

1.1 Introduction

1.1.1 Eddisons have been instructed by Taylor Wimpey Ltd to advise on the traffic and transport issues relating to a Reserved Matters planning application for a residential development (Phases 5 and 6) at Higher Standen Park in Clitheroe.

1.1.2 The site is located to the south of Clitheroe, circa 1.5 kilometres from the town centre. It is bound to the north by the residential properties that front onto Lingfield Close/Hillside Close and recreational facilities, whilst undeveloped land bounds the site to south. To the east the site is bound by Phases 1 and 2 of the Higher Standen Park development, whilst Littlemoor Road bounds the site to the west. Its location is shown in **Plan 1**.

1.1.3 The site forms Phases 5 and 6 of the wider consented development (Planning Ref:3/2012/0942) which consists of the redevelopment of the site for residential, commercial/retail and recreational uses. The site is allocated as 'The Strategic Site' within the Ribble Valley Core Strategy 2008-2028 to be developed in a comprehensive and sustainable manner as a mixed-use site to meet a significant proportion of the Borough's housing requirement in the plan period.

1.2 Planning History

1.2.1 The site forms Phases 5 and 6 of the Higher Standen Park redevelopment (Planning Ref: 3/2012/0942) which was granted planning consent for the following land-uses;

- Residential – 1040 residential dwellings including 0.8ha of land reserved for retirement living;



- Local Centre – Maximum of 5,575sqm (gross) of B1 Office floor space;
- Education - 2.1 ha of land reserved for primary school;
- Public Open Space including green corridors.

1.2.2 This reserved matters planning application is for the provision of 258 residential units on Phases 5 and 6 of the site.



2 DEVELOPMENT SITE AND PROPOSALS

2.1 Introduction

2.1.1 The following section of this Note will provide further details on the development proposals.

2.2 Development Proposals

2.2.1 The development proposals concern a reserved matters planning application relating to the provision of 300 residential units on the site. The residential development will comprise a mix of house types including one and two bed apartments as well as two, three, four and five bedroom dwellings.

2.2.2 The proposed site layout plan is displayed in **Plan 2**.

2.2.3 Vehicular access into the site will be provided for via two locations. Access from the east will be via an extension to the Higher Standen Drive carriageway, which links with Pendle Road. This will incorporate a carriageway of 6.75metres in width, footway of 2 metres on the northern side and a shared 3.5 metre cycle/footway on the southern side.

2.2.4 To the west vehicular access will be provided off Littlemoor Road, however, this will be for emergency and bus access only. The approved access arrangement is shown in **Plan 3**.

2.2.5 The proposed vehicular access arrangements are in accordance with Condition 56 of the outline consent which states that;

"Means of vehicular access shall be from Pendle Road and Littlemoor. In the case of Littlemoor the access shall only be used for buses and emergency vehicles.



REASON: To minimise the environmental impact of the development and integrate it with the existing built up area to comply 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)."

- 2.2.6 Pedestrian and cycle access into the site will be provided for via the vehicular access points off Littlemoor Road and Higher Standen Drive, these will link with extensive pedestrian and cycle facilities provided within the Higher Standen Park development.

2.3 Internal Layout Forward Visibility

- 2.3.1 In order to fully advise the local highway authority an illustration of the visibility at junctions and forward visibility at bends within the site has been undertaken. This is included at **Appendix 1** and demonstrate appropriate visibility is provided.

2.4 Service Access

- 2.4.1 As requested by the local highway authority, a swept path analysis has been undertaken of a 11.4m refuse vehicle.
- 2.4.2 The analysis, included at **Appendix 3**, demonstrates that a refuse vehicle can safely manoeuvre within the proposed site layout.

2.5 Fire Access

- 2.5.1 Requirement B5(2) of the England and Wales Building Regulations states that *'reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.'*



- 2.5.2 NHBC advise that fire and rescue service vehicles should not have to reverse more than 20m from the end of an access road and that all parts of a dwelling are within the reach of a 45m hose from a point situated 20m from a turning facility.
- 2.5.3 The layout has therefore been considered in relation to the 20m reverse/45m hose length distances, which confirms the layout meets these requirements.
- 2.5.4 The analysis is provided at **Appendix 4**.



3 CONCLUSIONS

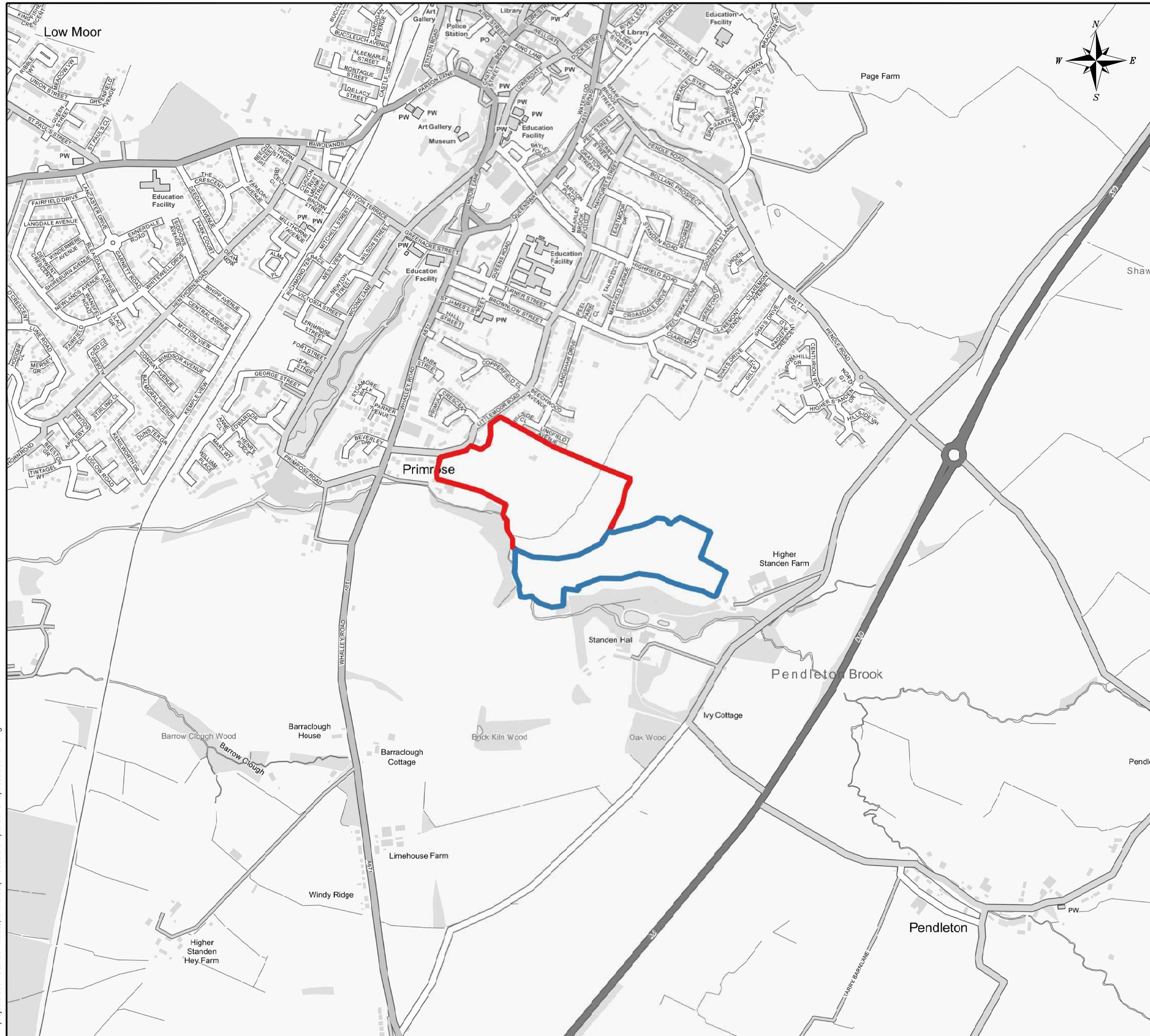
3.1.1 Eddisons have been instructed by Taylor Wimpey Ltd to advise on the traffic and transport issues relating to a Reserved Matters planning application for a residential development (Phases 5 and 6) at Higher Standen Park in Clitheroe.

3.1.2 A number of conclusions can be drawn from the report, namely:

- The proposed development can be accessed safely and efficiently from the surrounding highway network;
- the proposed site layout can accommodate the swept path requirements of a refuse vehicle;
- the proposed site layout meets the requirement for fire and rescue service vehicles.

3.1.3 It can therefore be concluded that the proposals are acceptable in highway terms.

PLANS



NOTES

- Site Location (Phase 5)
- Site Location (Phase 6)

PLAN 1

REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT:
TAYLOR WIMPEY

PROJECT:
STANDEN ESTATE, CLITHEROE

DRAWING TITLE:
SITE LOCATION

SCALES:
NTS @ A3

DRAWN: **HZ** CHECKED: **GM** DATE: **FEB 22**

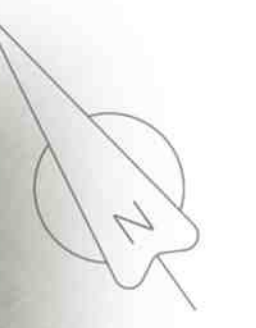
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DRAWING NUMBER: **3651-01** REVISION: **-**



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Higher Standen Farm (Phases 5 & 6)

Revision:	By:	Date:

Client: **Taylor Wimpey**

Project Title: Residential Development

Address: Higher Standen Farm, Clitheroe

Drawing Title: Proposed Composite Colour Phases 5 & 6

Drawing No: TW/HSF/CSC/5&6/02

Dwn: BDC Ckd: ST Date: 28/01/22

Scale: 1:1250 Paper Size: A1 Rev: -

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