

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2023/0305  
Our ref: D3.2023.0305  
Date: 2<sup>nd</sup> June 2023

FAO Stephen Kilmartin

Dear Sir/Madam

Application no: **3/2023/0305**

Address: **Land at former Higher Standen Farm (adj Swardean Way Valley Lane Higher Peak Crescent South Gate Broadfield Street) Pendle Road Clitheroe BB7 1PR**

Proposal: **Proposed construction of a 68 bed residential care home, related infrastructure and landscaping.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **Further Information**

Lancashire County Council acting as the Local Highway Authority does not consider that the application as submitted fully assesses the highway impact of the proposed development and further information is required as set out in this response. Without this information the Local Highway Authority is unable to provide final highway advice on this application.

### **Advice to Local Planning Authority**

#### **Introduction**

The Local Highway Authority (LHA) are in receipt of an application for the proposed construction of a 68 bed residential care home at the land at the former Higher Standen Farm, Pendle Road, Clitheroe.

The LHA are aware of the extensive planning history at the site, for the mixed-use development, which is listed below:

#### **Lancashire County Council**

Phil Durnell  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD



3/2022/0950- Application for full consent for new 1FE (one form entry) primary school. Permitted 22/02/2023.

3/2022/0891- Application for approval of reserved matters following outline approval for 1FE (one form entry) primary school on land with 'conditioned' outline planning permission (approval ref 3/2012/0942 and 3/2015/0895). Resubmission of 3/2022/0116. Withdrawn 05/10/2022.

3/2022/0317- Reserved Matters application in respect of Phase 5 and 6 to include access, appearance, landscaping, layout and scale with respect to 300 dwellings following outline approval 3/2015/0895. Ongoing.

3/2022/0116 - Reserved matters following Outline Approval for 1FE primary school on land with 'conditioned' outline planning permission (approval ref 3/2012/0942 and 3/2015/0895). Permitted 23/05/22.

3/2021/0951- Discharge of Conditions 30 (Play Space Management Plan), Condition 54 (Footpath and Cycle Way), Condition 58 (Road Drainage, Fire Hydrants, Hard Landscaping, Footpath and Cycle Linkages), Condition 59 (Bus Stops) from planning permission 3/2015/0895 as updated by non-material amendment 3/2016/0939. Permitted 09/12/2021.

3/2021/0658- Discharge of conditions 34 (culvert crossing), 39 (Construction method statement), 40 (Energy report), 53 (estate roads) 64 (artificial public street/road/footway lighting) from planning permission 3/2015/0895 as updated by non-material amendment 3/2016/0939. Permitted 09/12/2021.

3/2021/0326- Discharge of condition of planning application 3/2015/0895. Condition 52 - Travel Plan. Permitted 19/10/2021.

3/2021/0300- Discharge of conditions of planning application 3/2015/0895. Condition 25 - Written Scheme of Investigation, 26 - Screening, 31 - Landscape Management Plan, 36 - Construction Management Scheme, 37 - Arboricultural Method Statement, 42 - Scheme to mitigate noise, 44 - Glazing and Ventilation Details. Permitted 22/06/2021.

3/2020/1080- Discharge of conditions for 3/2015/0895. Condition 4 - Design and Access Statement. Condition 6 - Approval of access, layout, scale, design and external appearance. Condition 10 - Approval of residential and non-residential reserved matters. Condition 22 - Landscaping. Condition 24 - Archaeological Written Scheme. Condition 35 - Bat and Bird Box Placement Plan. Condition 27 - Hard and Soft Landscaping. Condition 65 - Foul and Surface Water Drainage Strategy. Condition 67 - Details of the Foul Drainage Strategy. Condition 68 - Surface Water Regulation System. Condition 69 - Details of the Method to Control Surface Water. Condition 70 - CMP. Permitted 30/06/2021.

3/2020/1041- Discharge of conditions 51 (travel plan) and 52 (travel plan based upon the submitted framework travel plan) from planning permission 3/2015/0895. Permitted 14/01/2021.



3/2019/1020- Application for the discharge of condition 68 (surface water regulation system and means of disposal) from planning permission 3/2015/0895. Permitted 27/01/2020.

3/2019/0474- Application to discharge condition 52 - Travel Plan from planning permission 3/2015/0895 as updated by non material amendment 3/2016/0939. Refused 11/07/2019.

3/2019/0457- Application to discharge conditions 50 highway improvement, 53 - estate roads, 54 - footpath and cycleway, 58 - highways, 59 - bus stops from planning permission 3/2015/0895 (as updated by non material amendment 3/2016/0939). Permitted 22/07/2019.

3/2019/0458- Application to discharge conditions 67 - drainage, 68 - drainage, 69 - surface water drainage, 70 - drainage - sustainable, construction, maintenance plan (CMP) from planning permission 3/2015/0895 as updated by non material amendment 3/2016/0939. Permitted 09/10/2019.

3/2017/0831- Discharge of condition 71 (Foul and Surface Water Drainage Strategy) from planning permission 3/2015/0895. Refused 11/09/2017.

3/2017/0814- Discharge of conditions 65 and 66 (drainage) from planning permission 3/2015/0895 (as updated by non-material amendment 3/2016/0939). Permitted 14/06/2018.

3/2017/0642- Discharge of condition 59 (details of the proposed bus stops) from planning permission 3/2015/0895. Refused 01/11/2017.

3/2017/0396- Discharge of condition 26 (scheme for screening the site during construction), 39 (construction method statement/ management plan) and 42 (scheme to mitigate noise during construction) from planning permission 3/2015/0895 (updated by non-material amendment 3/2016/0939). Permitted 01/11/2017.

3/2017/0290- Partial discharge of condition 50 (off-site highway improvements) of variation of condition application 3/2015/0895 (as amended by deemed consent 3/2016/0939). Refused 01/11/2017.

3/2017/0291- Discharge of conditions 25 (building recording and analysis), 31 (play space management plan), 35 (bat roosts), 36 (construction environmental management scheme), 37 (arboricultural method statement), 53 (construction of estate roads), 54 (footpath and cycleway), 64 (street lighting) and 68 (surface water regulation system) of variation of condition application 3/2015/0895 (as amended by deemed consent 3/2016/0939). Permitted 01/11/2017.

3/2017/0198- Discharge of conditions 22 (buffer zone landscaping), 24 (archaeological investigation), 27 (landscaping details), 30 (play space management plan), 37 (arboricultural method statement), 40 (renewable/low carbon energy sources), 44 (glazing/ventilation), 49 (access onto Pendle Road), 53 (construction of estate roads), 56 (access onto Pendle Road), 58 (phasing details), 64 (lighting details), 67 (foul drainage), 68 (surface water drainage), 70 (sustainable drainage) of variation of condition application 3/2015/0895 (as amended by deemed consent 3/2016/0939). Permitted 22/11/2018.



3/2016/0939- Non material amendment to condition(s) 12(H) (bus route), 22 (landscaping), 24 (programme of archaeological investigation), 25 (programme of building recording), 32 (vegetated buffer zones) to amend each condition listed to allow the conditions to be discharged on a phase by phase basis rather than discharge prior to the commencement of any development. Permitted 28/11/2016.

3/2015/0895- Application to vary conditions 1 (Development to be carried out in accordance with approved details), 2 (Plan reference), 3 (Phasing), 4 (Design code), 8 (Phase 01 particulars), 12 (Reserved matters requirements), 21 (Buffer zone), 40 (Energy/Sustainability), 42 (Energy / Sustainability BREEAM), 59 (Pedestrian/Cycle linkages), 62 (Employment site), 63 (Retail centre), 64 (Roundabout /Highway Improvements) and removal of condition 41 (Code for Sustainable Homes) of previously approve outline planning consent 3/2012/0942 (Erection of 1040 residential dwellings comprising: 728 market homes, 312 affordable homes, 156 of the total (1040) would be for elderly people (ie over 55 years of age) of which 78 would be affordable, 0.8ha to be reserved for retirement living within the total of 1040 homes, 0.5ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1), 2.25 ha for employment (Class B1) accommodating up to a maximum gross floorspace of 5,575m<sup>2</sup>, 2.1 ha of land for a primary school site, public open space including green corridors and areas for tree planting and landscaping, an improved (roundabout) junction between Pendle Road the A59, new vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor, new pedestrian and cycle accesses onto Worston Old Road, New pedestrian and cycle access from the end of Shays Drive, Roads, sewers, footpaths, cycleways, services and infrastructure including: A sustainable urban drainage system,; New services such as gas, electricity, water and telecommunications). Permitted 12/04/2016.

3/2012/0942- 1040 residential dwellings comprising: 728 market homes, 312 affordable homes, 156 of the total (1040) would be for elderly people (ie over 55 years of age) of which 78 would be affordable, 0.8ha to be reserved for retirement living within the total of 1040 homes, 0.5ha for local retail, service and community facilities (Classes A1 to A4, B1 and D1), 2.25 ha for employment (Class B1) accommodating up to a maximum gross floorspace of 5,575m<sup>2</sup>, 2.1 ha of land for a primary school site, public open space including green corridors and areas for tree planting and landscaping, an improved (roundabout) junction between Pendle Road the A59, new vehicular, pedestrian and cycle accesses onto Pendle Road and Littlemoor, new pedestrian and cycle accesses onto Worston Old Road, New pedestrian and cycle access from the end of Shays Drive, Roads, sewers, footpaths, cycleways, services and infrastructure including: A sustainable urban drainage system,; New services such as gas, electricity, water and telecommunications. Permitted 17/04/2014.

### **Site Access**

The LHA are aware that the site will be accessed via a new spine road which is currently being constructed following outline application 3/2012/0942 and the subsequent discharge and variation of condition applications associated with the outline permission for the mixed-use site.



As part of the outline application, a residential care home was proposed for the mixed-use site but due to the proposal being a masterplan, the location of the care home within the site was never fully secured.

The LHA are aware that now, the proposed care home will be located adjacent to the Primary School which has been approved following application reference 3/2022/0950. The care home will utilise an already approved access, following application reference 3/2015/0895 and can be seen on the supporting information for application reference 3/2021/0658. Therefore, given that the access has already been approved and the LHA have reviewed DWA drawing number 101 Rev D titled "Proposed Ground Floor GA Plan," which shows that the technical details of the access comply with the LHAs guidance, the LHA have no further comments to make.

However, the LHA have reviewed DWA drawing number 194 Rev E titled "Proposed Boundary Treatment Plan," and require details regarding the height of the hedge, which is likely to be located in the access's visibility splays. The LHA remind the Agent that the hedge will need to be no higher than 1m to ensure that it will not obstruct the sites visibility splays.

### **Trip Generation**

The expected trips generated to the proposed care home were included in the Transport Assessment for outline application 3/2012/0942. Therefore, given that the expected trip rates for the care home were included in the full assessment for the mixed-use site, the LHA have no further comments to add and will not require a TRICs assessment to be submitted.

### **Internal Layout**

The LHA have reviewed DWA drawing number 101 Rev D titled "Proposed Ground Floor GA Plan," which shows the internal layout of the site. The LHA require further details and amendments to be submitted, before the LHA can deem the site acceptable. This is because of the following, which will be discussed below:

#### **Internal Carriageway**

The LHA have reviewed DWA drawing number 101 Rev D titled "Proposed Ground Floor GA Plan," and require a swept path drawing of a refuse vehicle using the internal carriageway which will serve the servicing area. This is to ensure that the width of the internal carriageway is adequate, and that the turning area provided can be used by large, refuse vehicles.

The LHA will also request that the 2m wide footways provided on both sides of the site access are extended further into the site. The LHA will request that the footway to the left of the site access is extended until it is directly opposite the internal footway which serves the care home, on the opposite side of the carriageway. While the LHA will request the footway to the right of the access and the internal footway serving the care home, are extended until they are opposite one another. This is to ensure that there are segregated footways for pedestrians to use, with the footways currently terminating without any connections.



## **Parking**

The LHA have reviewed DWA drawing number 101 Rev D titled "Proposed Ground Floor GA Plan," and are aware that the site will provide 32 car parking spaces to serve the site. This complies with the LHAs parking guidance as defined in the Joint Lancashire Structure Plan, given the number of residents at the proposed 68 bed care home.

The LHA will request that 3 of these spaces are designated accessible bays and a further 3 spaces have access to electric vehicle charging points. The LHA will also request that cycle storage facilities are provided.

## **Sustainable Transport**

The LHA welcome the introduction of a Framework Travel Plan and will later condition that a full Travel Plan is submitted prior to 6 months of occupation.

The LHA are also aware that the site will be located within walking distance of 2 bus stops, on either side of the spine road which will serve the Standen Farm development. The bus route and operator are yet to be determined, with the site currently under construction, but the route will serve Clitheroe as a minimum requirement.

The site is well served by cycleways which should encourage visitors and employees to cycle to the site rather than use the private car. Therefore, the LHA have no further comments to make regarding the sustainability of the site.

## **Construction Management Plan**

The LHA welcome the Construction Management Plan but require details regarding the Project Manager for the development, once the site is ready for construction.

While the access and egress into the site, as stated in the Plan, will be further developed and agreed with the LHA prior to commencement.

## **Conclusion**

The LHA require a swept path drawing of a large refuse vehicle using the internal carriageway serving the provided turning and servicing area and the footways located at the site access, should be extended internally to connect to the footway serving the care home on the opposite side of the internal carriageway. This should be shown on an amended plan submitted to the LHA.

Subject to these being acceptable, the LHA will have no objection to the proposal subject to the relevant conditions.

Yours faithfully

Ryan Derbyshire  
Assistant Engineer  
Highway Development Control



Highways and Transport  
Lancashire County Council

