

Ribble Valley Borough Council
Housing & Development Control

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Your ref: 3/2023/0305
Our ref: D3.2023.0305
Date: 7th September 2023

FAO Kathryn Hughes

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

No objection subject to conditions

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site subject to the following conditions being stated on any approval.

Advice to Local Planning Authority

Introduction

The Local Highway Authority (LHA) are in receipt of a re-consultation 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 previously responded to the application on 2nd June 2023 requesting further information regarding the internal carriageway and the need to extend footways internally. Since then, the Agent has provided Landscape Architects drawing number 220018-TEL-ZZ-XX-DR-L-102 titled "Hard Landscape Specification" and JPS drawing number 220018-



JPS-ZZ-ZZ-DR-C-00101 Rev P02 titled "Swept Path Analysis." These drawings will be reviewed below.

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

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 Withdrawn 05/10/2022.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 5,575m², 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 5,575m², 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.

The LHA have also reviewed Landscape Architects drawing number 220018-TEL-ZZ-XX-DR-L-102 titled "Hard Landscape Specification" and are aware that the proposed hedge which will be located within the access's visibility splays will be lower than 1m in height, which complies with the LHAs guidance.

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 Landscape Architects drawing number 220018-TEL-ZZ-XX-DR-L-102 titled "Hard Landscape Specification" which shows the internal layout of the site and have no concerns regarding the internal layout of the site. This is because of the following, which will be discussed below:

Internal Carriageway

The LHA have reviewed JPS drawing number 220018-JPS-ZZ-ZZ-DR-C-00101 Rev P02 titled "Swept Path Analysis" and are aware that the internal carriageway and provided turning area is suitable for large vehicle movements, such as by a refuse vehicle. Therefore, the LHA have no further comments to make regarding the internal carriageway width.

The LHA have also reviewed Landscape Architects drawing number 220018-TEL-ZZ-XX-DR-L-102 titled "Hard Landscape Specification" and welcome the extension to the footway located adjacent to the accessibility car parking space. The LHA requested this to ensure that pedestrians had a segregated facility from the site access into the site. This footway can now be used as an uncontrolled pedestrian crossing point with it linking to the already proposed footway across the carriageway which links to the care home.



The LHA advise that both footways should provide tactile paving and dropped kerbs to ensure that the site is accessible for all users.

Parking

The LHA have reviewed Landscape Architects drawing number 220018-TEL-ZZ-XX-DR-L-102 titled "Hard Landscape Specification" 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 are aware that the 5 of these spaces will provide an electric vehicle charging point which complies with the LHAs guidance, but the LHA require an additional accessibility space to be provided.

The LHA also welcome, as shown on the drawing, cycle storage facilities being provided. However, the LHA require that these are secure and undercover and so the LHA will condition that this is provided.

Sustainable Transport

The LHA welcome the introduction of a Framework Travel Plan and so will 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

1. No development shall commence on the site until such time as a construction traffic management plan, including as a minimum details of the routing of construction traffic, wheel cleansing facilities, vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The construction of the development shall thereafter be carried out in accordance with the approved details and timetable.



REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard for road users, to ensure that construction traffic does not use unsatisfactory roads and lead to on-street parking problems in the area.

2. No part of the development hereby permitted shall be occupied until such time as vehicular visibility splays of 2.4 metres by 25 metres have been provided at the site access. These shall thereafter be permanently maintained with nothing within those splays higher than 1 metres above the level of the adjacent footway/verge/highway.

REASON: To afford adequate visibility at the access to cater for the expected volume of traffic joining the existing highway network, in the interests of general highway safety, and in accordance with the National Planning Policy Framework (2021).

3. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Landscape Architects drawing number 220018-TEL-ZZ-XX-DR-L-102. Thereafter the onsite parking provision shall be so maintained in perpetuity.

REASON: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally and to enable vehicles to enter and leave the site in a forward direction in the interests of highway safety and in accordance with the National Planning Policy Framework (2021).

4. No building or use hereby permitted shall be occupied or the use commenced until a minimum of three car parking spaces have been provided as accessible spaces. These designated areas should be shown on a plan submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These designated areas shall thereafter be kept free of obstruction and available for the parking of accessibility users only at all times.

REASON: To ensure the provision and availability of adequate accessible parking and to allow for the effective use of the parking areas.

5. No building or use hereby permitted shall be occupied or the use commenced until a cycle storage plan for the care home has been submitted to the Local Planning Authority, in consultation with the Local Highway Authority. These cycle facilities shall thereafter be kept free of obstruction and available for the parking of bicycles only at all times.

REASON: To allow for the effective use of the parking areas and to promote sustainable transport as a travel option, encourage healthy communities and reduce carbon emissions.

6. Within 6 months of occupation the submitted Interim Travel Plan should be developed into a Full Travel Plan containing the details listed below and be submitted to, and approved in writing by, the Local Planning Authority. The provisions of the Full Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority. Reason: To ensure that the development provides sustainable transport options.

The Full Travel Plan when developed needs to include the following as a minimum-

- Contact details of Travel Plan coordinator
- Travel survey results
- Details of cycling, pedestrian and public transport links to and within the site
- Details of the provision of cycle parking
- SMART Targets
- Action plan of measures to be introduced and appropriate funding
- Details of arrangements for monitoring and review of the Travel Plan for a period of at least 5 years

REASON: To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling.

Yours faithfully

Ryan Derbyshire
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Highway Development Control
Highways and Transport
Lancashire County Council

