

Development Control  
Ribble Valley Borough Council

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Your ref: 24.0998  
Our ref: D3.24.0998  
Date: 17<sup>th</sup> February 2025

**App no: 24.0998**

**Address: The Compleat Food Group Lincoln Way Clitheroe BB7 1QL**

**Proposal: Proposed alterations to car parking, access and installation of new exit gates.**

Further to our original comments dated 18<sup>th</sup> December 2024 we have reviewed the additional submitted information comprising a letter from Compleat Food Group dated 20<sup>th</sup> January 2025, and we would make the following comments.

### **Parking**

The letter states, 'We have entered an agreement with the Clitheroe Auction mart who will be providing 60 spaces which will relocate the current parking to their location'.

Clitheroe Auction mart is located approximately 200 – 300m walking distance from the site along Lincoln Way which has a continuous footway and street lighting. We would consider that the location and provision of car parking provides a reasonable alternative for staff to park and raises no highway safety concerns.

We would request a drawing to show the location of the car parking and confirmation that it is available at all times when staff are on-site and that it does not conflict with any users at the Auction. We would request that if the agreement with the Auction is terminated at any point in the future, that a replacement car parking provision is provided.

Subject to these matters being satisfactory addressed we would be satisfied that the replacement car parking does address our highway safety concerns.

### **Conclusion**

Should the application be approved, we would seek conditions for the replacement car parking at the Auction and for the new pedestrian access highway works on Lincoln Way to be completed prior to first use and under an agreement with LCC.

The loss of car parking of circa 42 spaces is proposed to be replaced with car parking at Clitheroe Auction mart for 60 spaces. This will prevent the displacement of parking onto Lincoln Way and would mitigate the impact of the proposal.

Kelly Holt  
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