



BUILDING ELEMENTS LTD

Town Planning and Architecture

Duckpond Farm Cottage,
Moorgate Rd,
Barnoldswick,
Lancs, BB18 5SQ

M: [REDACTED]

Operations Statement

Site Address: Peel Street Business Estate, Peel Street, Clitheroe, BB7 1RA

Proposal: Demolition of existing buildings and erection of six 2-bed and one 3-bed apartment building, together with a two-storey business centre and associated parking and bin storage.

1. Overview

This statement supports the planning application for the proposed redevelopment of the site at Peel Street Business Estate, Clitheroe. The proposed development comprises:

- Residential Provision: 7 new apartments – six 2-bedroom units and one 3-bedroom unit.
- Commercial Provision: A modern two-storey business centre.
- Ancillary Infrastructure: Associated parking, refuse storage and site management systems.

2. Parking Provision and Management

The development will provide:

- 19 standard car parking spaces
- 3 designated disabled bays
- 3 motorcycle spaces

Parking Allocation:

- 10 car parking spaces will be permanently allocated to residential occupants of the apartments. These will be clearly marked and reserved for resident use only.
- 12 car parking spaces will be permanently allocated to the office development. This includes standard bays and a proportion of the disabled bays, which will be shared as appropriate based on user need.

Although the Local Highways Authority (LHA) parking guidance under the Joint Lancashire Structure Plan would normally require 31 car spaces (14 residential + 17 office), the provision of 22 car spaces (including disabled bays) has been accepted by the LHA on the basis of the site's highly sustainable location.



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3. Justification for Reduced Parking Provision

The site benefits from excellent accessibility and is considered by the LHA to be in a sustainable location:

- Town Centre Location: The site is centrally located in Clitheroe, with walking access to supermarkets, shops, restaurants, and essential services.
- Public Transport Accessibility: Clitheroe Interchange is a short walk from the site, offering regular bus and train services.
- Alternative Parking Availability: Should all on-site spaces be occupied, there are several nearby Pay and Display car parks, and a free car park located approximately 80 metres away on Peel Street.

4. Site Access and Control

To ensure proper use of the parking facilities and control unauthorised access or misuse:

- The entire parking area will be managed and monitored by an Automatic Number Plate Recognition (ANPR) camera system.
- ANPR enforcement will be delivered by a specialist parking management company appointed by the site management.
- Signage will be installed throughout the site in accordance with legal requirements to inform users of the ANPR system and parking regulations.
- Only vehicles registered to authorised residents, staff, or visitors will be permitted to park within their allocated zones, reducing the likelihood of overspill or unauthorised use.

5. Operational Infrastructure

- Access and Circulation: The site layout ensures clear pedestrian and vehicular routes, including space for emergency vehicle access and sufficient turning radii within the car park.
- Security and Maintenance: In addition to the ANPR system, lighting and site surveillance (where appropriate) will support safe and secure site operation. Maintenance responsibilities for shared infrastructure will be set out in the site management plan.



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6. Conclusion

This redevelopment proposal makes efficient use of a brownfield site in a highly sustainable location within Clitheroe town centre. The operations of the site are clearly defined and will be managed to ensure proper function and security. The use of ANPR technology and fixed parking allocations will ensure smooth operation for both residential and commercial users, while mitigating the impact of the reduced parking provision.

The proposal delivers a high-quality mixed-use development that contributes positively to the local housing supply, supports business activity, and is aligned with sustainable development principles.