

Ribble Valley Borough Council

Phone: 0300 123 6780

Email: [developeras@lancashire.gov.uk](mailto:developeras@lancashire.gov.uk)

Your ref: 25.0363

Our ref: D3.25.0363

Date: 6<sup>th</sup> August 2025

**App no: 25.0363**

**Address: Land off Pendle Street East Sabden BB7 9EQ**

**Proposal: Erection of 19 no affordable dwelling (100% affordable housing scheme) with associated car parking, landscaping and access from Pendle Street East, including demolition of existing domestic garages.**

The submitted documents and plans including 'Highall Developments CAD Site Layout PSES.P.CSL.01-Rev B', 'Boundary Treatment Plan PSES.P.BTP.01-Rev A', 'Adopted highways plan PSES.P.AHP.10 Rev A', Eddisons Transport Note 01 (4668) January 2025, and Waste Management Plan have been reviewed and the following comments are made.

### **History**

3/2023/0323 - Application for residential development of land for 14 houses, 2 bungalows and a new access road. (Resubmission of 3/2013/0440 and 3/2017/0351).  
Withdrawn

3/2017/0351 – Application for approval of reserved matters for 14 houses, 3 bungalows and a new access road including appearance, landscaping and layout, following outline planning permission 3/2013/0440. Approved with highway conditions 7) Parking for site and 27 & 29 Pendle Street East and 14) Garages kept for parking.

3/2013/0440 - Outline application for residential development of land for 14 houses, 3 bungalows and a new access road. Approved with highway condition 4) Visibility splays, 5) Estate Road spec, 6) Wheel wash, 7) CTMP, 10) Site access, 12) 4 Visitor bays

### **Proposal**

The application seeks to construct 19 new dwellings comprising of 9 x 2 bedroom and 10 x 3 bedroom dwellings. This is an additional 2 dwellings than was previously approved at this site.

## Sustainability

Bus service 64 (Burnley – Clitheroe (via Whalley & Padiham)) provides an hourly service Mon – Sat 07:00 – 18:00 and Sun 10:00 – 18:00. This bus service is subsidised by Lancashire County Council.

There are bus stops on Whalley Road and Padiham Road within 400m walking distance of the site, none are to a quality bus stop standard.

The previous approvals secured no infrastructure improvements or contributions to Lancashire County Council subsidised bus services.

The nearest primary school and convenience food shop are located within walking distance of the site.

The site is located rurally and accessed via rural roads which would be appropriate for experienced cyclists due to the steep terrain and high vehicle speeds.

The site is considered to be able to support a limited amount of sustainable travel.

## Access

Pendle Street East is unclassified and subject to a 30mph speed limit.

Access to the site is taken from Pendle Street East as an extension to the existing access between numbers 27 and 29. The existing street between 27 and 29 is privately maintained with no highway status recorded.

The carriageway is proposed at 5.5m with a 2m wide footway to the west side and 1.6m wide to the east side. A 4m radii to the west corner and 2m to the east side with dropped kerbs and tactile paving is proposed.

A speed survey was undertaken on Thursday 12<sup>th</sup> December 2024 and records 85<sup>th</sup>ile speeds of 18mph in both directions. Splays of 2.4m by 22m to both sides of the access along Pendle Street East are shown.

The previous approval conditioned splays of 2.4m by 42m (west side) 39m (east side) appropriate for the 30mph speed limit, these splays are obstructed at times by on-street parking which is considered acceptable in this case due to the low volume of traffic and speed.

There were no measures considered necessary under the previous approval to protect the visibility splays by implementing on-street parking restrictions therefore the difference in the splays makes no difference in reality.

## Internal Layout

The estate road is 5.5m wide carriageway with 2m wide footways fronting the dwellings and elsewhere a 0.5m wide service strip. The estate road should be constructed to Lancashire County Council specification with street lighting and surface water drainage, details which can be submitted later by condition.



The submitted drawing 'Adopted highways plan PSES.P.AHP.10 Rev A' highlights the estate road in its entirety from its junction with Pendle Street East.

The developer must hold the free hold title for all the land shown highlighted to allow it to be dedicated as highway under S38 of the Highways Act 1980. Currently none of the area highlighted has any highway status recorded. Should a S38 agreement not be entered into, a private management company must be established for the future maintenance of the infrastructure. A condition is requested to provide details of future maintenance of the infrastructure, should the application be approved.

A swept path analysis for a 9.86m refuse vehicle is included in the Transport Note. Ribble Valley refuse team are currently running a 10.2m long vehicle however we would request tracking for the longest 11.2m vehicle to ensure it is futureproofed.

A 2.5m wide link from the estate road to bridleway 0337076 is proposed adjacent to plot 17. This should be widened to 3m to provide a shared pedestrian/cycle link.

## **Parking**

There are 8 car parking spaces proposed on the west side of the estate road, 4 of these spaces will be conveyed to Numbers 27 and 29 Pendle Street East (2 each) whilst the remaining 4 spaces will be for visitor parking. These need to be clearly marked on site with 27/29/V.

Each dwelling has 2 off-street driveway parking spaces with a secure cycle store in the rear garden. This complies with the parking standards.

Drawing 'Hard standing Plan PSES.P.HSP.01 Rev A' shows the driveways paved in tarmac and shared private drives paved in tarmac with red chippings. This is acceptable.

Each dwelling will be required to provide an electric vehicle charging point under Building Regulations to support sustainable travel.

## **Conclusion**

Subject to the matters raised above being addressed, including swept paths, ped/cycle link width and overspill parking spaces marked, Lancashire County Council acting as the 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.

Should the application be approved the following conditions are requested to reflect those stated on applications 3/2013/0440 and 3/2017/0351 and in addition the conditions listed below.

1. Within 3 months of commencement details of the proposed arrangements for future management and maintenance of the estate road within the development shall be submitted to and approved by the local planning authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into with the Highway Authority or a private management and maintenance company has been established.



2. Prior to first occupation the secure cycle stores shall be at each dwelling. Reason: To support sustainable travel.

Kelly Holt  
Highway Development Control Engineer  
Highways Network Management  
Highways and Transport  
Lancashire County Council  
[www.lancashire.gov.uk](http://www.lancashire.gov.uk)

