

Ribble Valley Borough Council

Phone: 0300 123 6780

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

Your ref: 25.0625

Our ref: D3.25.0625

Date: 26<sup>th</sup> August 2025

**App no: 25.0625**

**Address: Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe**

**Proposal: Application to vary condition 62 (provision of vehicle, pedestrian and cycling accesses to the local retail centre) of planning permission 3/2015/0895 to allow the dwelling trigger to increase to 750 occupied dwellings.**

The submitted documents and plans have been reviewed and the following comments are made.

### **History**

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

*Condition 62 - No more than 520 dwellings shall be occupied until the local retail centre hereby permitted has been provided with vehicle, pedestrian and cycling accesses to adoptable standard and all three are available for public use.*

*REASON: to promote sustainable travel to comply with Policies DMG1 and DMG3 of the Ribble Valley Core Strategy.*

The application proposes to vary the wording of condition 62 to increase the number of dwellings from 520 to 750 which can be occupied prior to the local retail centre being provided.

The Highway Authority disagrees with the view that without end users that the retail centre access cannot be designed. It is commonplace for small starter/speculative employment sites to be designed and built. The requirements for customer, staff, service and delivery vehicles can be anticipated and designed accordingly.

The provision of facilities within walking and cycling distance of the site at the earliest time are supported before patterns are established by residents with reliance on the private car to travel to facilities off site.

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

