

Ribble Valley Borough Council

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Your ref: 26.0027

Our ref: D3.26.0027

Date: 12th February 2026

App no: 26.0027

Address: Land at Highmoor Farm Clitheroe

Proposal: Non material amendment to application 3/2020/0601 to amend the wording of conditions 12, 13 and 17 to include a reference of the approved access drawing.

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

3/2020/0601 - *Outline planning application for the construction of up to 125 dwellings with public open space, landscaping and sustainable drainage system and vehicular access point from Highmoor Park. All matters reserved except for means of access.*

Existing wording condition 12

No part of the development hereby approved shall commence until a scheme for the construction of the site access and the off-site works of highway improvement has been submitted to, and approved by, the Local Planning Authority.

For the avoidance of doubt the submitted details shall also include the precise nature and design of all pedestrian/cycleway accesses into and out of the site including details of their interface with existing pedestrian/cycle routes or networks. The development shall be carried out in strict accordance with the approved details.

Proposed wording

No part of the development hereby approved shall commence until a scheme for the construction of the site access, in accordance with approved Plan Ref 10.12.2020.DTPC J1002 access fig 1 - A3 500 Rev B, and the off-site works of highway improvements has been submitted to, and approved by, the Local Planning Authority.

Highway Authority response – The submitted drawing Plan Ref 10.12.2020.DTPC J1002 access fig 1 - A3 500 Rev B is preferred to the alternative site access layout which included a divergent footway on the south side which the Highway Authority has concerns with due to verge damage/drainage/connectivity issues.

There is no objection to the variation of wording. It is noted that the paragraph which references '*design of all pedestrian/cycleway accesses into and out of the site including details of their interface with existing pedestrian/cycle routes or networks*' is removed from the condition. During the S278 agreement technical detailed design stage we will request measures for pedestrian movements are provide at the site access particularly with the provision of tactile paving and tie into the public footpath which crosses Highmoor Park at the proposed site access.

Existing wording condition 13

The proposed access from the site to Highmoor Park shall be constructed to a width of 7.3m with 2m footways on either side.

Proposed wording

The proposed access from the site to Highmoor Park shall be constructed to a width of 7.3m with 2m footways on either side. As shown on approved Plan Ref 10.12.2020.DTPC J1002 access fig 1 - A3 500 Rev B.

Highway Authority response – We would raise no objection to the proposed variation of wording.

Existing wording condition 17

No dwelling shall be occupied until visibility splays 2.4 metres back from the centre line of the access and extending 43 metres on the nearside carriageway edge in both directions have be provided at the access as shown on the approved plans. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Proposed wording

No dwelling shall be occupied until visibility splays 2.4 metres back from the centre line of the access and extending 43 metres on the nearside carriageway edge in both directions have be provided at the access as shown on the approved plans, Ref 10.12.2020.DTPC J1002 access fig 1 - A3 500 Rev B. Nothing shall be erected, retained, planted and / or allowed to grow at or above a height of 0.9 metres above the nearside carriageway level which would obstruct the visibility splay. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development

Highway Authority response – We would raise no objection to the proposed variation of wording.

Kelly Holt
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