

Ribble Valley Borough Council

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Your ref: 3.2026.0052

Our ref: D3.26.0052.PIP

Date: 11<sup>th</sup> February 2026

**App no: 3.2026.0052**

**Address: Land at Woone Lane Clitheroe**

**Proposal: Application in principle for residential development of up to 9 dwellings.**

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

### **History**

3/2011/1064 - Proposed residential development schemes totalling 113 dwellings (81 market and 32 affordable units). Comprising 81 dwellings on land off Woone Lane adjacent to Primrose phase 1 site (Outline application including details of access, layout and scale) and 32 dwellings on land to rear of 59-97 Woone Lane (detailed application) plus related highway improvements at Whalley Rd/Primrose Rd junction. Approved.

3/2015/0649 - Erection of nine dwellings with creation of new access to Woone Lane. Approved.

3/2018/0535 - Material amendment to previous approval 3/2015/0649 for 9 dwellings, to accommodate footpath proposed by Ribble Valley Borough Council (Primrose Lodge landscape project). Adjustments to the positioning of the dwelling blocks 1-4 and 5-6 to respond to the intended footpath and amendments to the design of those six previously-approved houses. Approved.

### **Permission in Principle Principle matters**

The scope of Permission in Principle is limited to location, land use and amount of development. In highway terms consideration needs to be given to the ability to provide a safe and suitable access to the surrounding highway network and whether this site is a suitable location for housing with regard to the accessibility of services and facilities.

### **Access**

The site is proposed to be accessed from Woone Lane via an access which was approved under 3/2011/1064 with 5.5m wide carriageway, 2m footways to both sides and visibility splays of 2.4m by 43m to both sides along Woone Lane. The site access at Woone Lane is suitable to accommodate the proposed development traffic.

### **Sustainability**

The site has been previously approved for the provision of new housing and is located close to the Town Centre of Clitheroe and bus service C4 runs past the site. There are no marked bus stops in the vicinity of the site.

### **Conclusion**

Lancashire County Council acting as the Highway Authority does not raise an objection regarding the principle of the proposed development.

Kelly Holt  
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Highways Network Management  
Highways and Transport  
Lancashire County Council

