

Ribble Valley Borough Council

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Your ref: 2026.0089

Our ref: 3/26/0089

Date: 30th March 2026

App. No: 3/2026/0089

Address: Land at Highmoor Farm, Clitheroe

Proposal: Reserved Matters application relating to appearance, landscaping, layout and scale of 124 residential dwellings together with public open space and attenuation pond following outline planning permission 3/2020/0601

The submitted documents and plans, including Sten Architecture Master plan Rev D 18.11.25, Morris Homes Planning layout N1275/P/PL01-Rev B, Adoptable highway plan N1275_P_AHP01, Construction Environmental Management Plan, Mode Residential Travel Plan and Waste Management Strategy N1275_p_WMS01 have been reviewed and the following comments are made.

Planning history

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 was approved 8th February 2023.

There are highway related conditions on the outline permission including 11 (Electric vehicle charging points), 12 (Site access and off-site highway works including pedestrian/cycleway accesses), 13 (Carriageway width 7.3m with 2m footways to either side), 14 (Pre-occupation of Condition 12 works), 15 (LCC estate road specification), 16 (programming of off-site highway works), 17 (Visibility splays 2.4 x 43m), 18 (Travel Plan), 19 (CTMP), 20 (Off-peak deliveries) , 21 (Wheel wash), 22 (Future Management/Maintenance).

3/2026/0027 - Non material amendment to 3/2020/0601 to amend the wording of conditions 12, 13 and 17 to include a reference of the approved access drawing. Pending decision.

Proposal

The application seeks a reserved matters application including appearance, landscaping, layout and scale for 124 new dwellings. Access has been approved

with under the outline application 3/2020/0601 and non-material amendment 3/2026/0027 therefore the Highway Authority will not comment on the traffic impact on the wider highway network as this has already been assessed.

Layout

The first 40m of the estate road is proposed at 7.3m wide and reducing to 5.5m wide with 2m wide footways to both sides. We note that the outline application requires the widening of Highmoor Park to 7.3m however we have had discussions regarding this being reduced to 6.5m.

Should this is approved then we would request that the first 40m of the estate road matches the width of Highmoor Park i.e either 7.3 or 6.5m.

Swept path analysis for a 11.2m long refuse wagon should be provided.

There are two points indicated for future extensions on the southeastern boundary designed to adoptable standards to the ownership edge.

There are no surface water drainage plans submitted.

Subject to the surface water proposals, the proposed layout is considered to be designed to adoptable standards and would seek be suitable to formally adopt under S38 Highways Act 1980.

Parking

The proposed parking provision at each dwelling complies with the parking standards and is considered suitable.

Garages measure 2.99m by 5.98m internally which will count as a car parking space and secure cycle parking. Plots without garages will require a separate secure, covered store.

PROW

FP0301010 crosses the proposed estate road close to plots 23-24. The first 5m of the track running east towards Highmoor Farm, should be paved to avoid debris being tracked onto the estate road and with dropped kerbs/tactile paving where it crosses the estate road.

There is a link proposed to FP0301010 on the eastern boundary close to plot 61.

FP0301009 runs along on the northeast boundary of the site partly inside partly outside the red edge. This footpath between the eastern site edge and Bracken Hey will require upgrading with a 2m wide stone surfaced path.

The Landscaping drawing shows the hedge along this boundary conflicts with the footpath and a clear 2m width must be provided, from the edge of the grown-out hedge and not be root base. A drawing showing this footpath is requested to clearly show this route along the rear of the plots 64-65, 82-93.

There is a link proposed to FP0301009 the northeastern boundary close to plot 93.

Conclusion

FP0301009 runs along on the northeast boundary of the site partly inside partly outside the red edge. A drawing showing this footpath is requested to clearly show this route along the rear of the plots 64-65, 82-93.

Surface water drainage proposals are not submitted so advice regarding the compliance with adoptable standards cannot be given.

Subject to these matters being resolved, 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:-

1. Prior to first occupation those dwellings without garages shall have a secure and covered cycle store for at least 2 bicycles. Reason: To support sustainable travel

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