

Development Control
Ribble Valley Borough Council

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Your ref: 24.0998
Our ref: D3.24.0998
Date: 13th May 2026

App no: 26.0197

Address: The Compleat Food Group Lincoln Way Clitheroe BB7 1QL

Proposal: Proposed access and existing parking layout alterations; erection of 3m high palisade fencing to pallet storage area; erection of gates, barriers and turnstiles; proposed pedestrian crossing across Lincoln Way.

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

History

24.0998 - Proposed alterations to car parking, access and installation of new exit gates. Withdrawn

Proposal

The proposal includes the alteration of the car park to accommodate a HGV loading and storage area and new pedestrian route and installation of exit gates.

Access alterations

Lincoln Way is adopted highway, unclassified and subject to a 30mph speed limit. The adopted highway extends to include the verge between the boundary palisade fence and the carriageway. We would support the removal of the shrubs which are planted within the verge as they appear to be fast growing and with height which will require regular trimming to ensure that the visibility splay for emerging vehicles is not compromised.

The proposal retains the existing vehicle access arrangements with two points of access on Lincoln Way with an IN and OUT in operation as existing. The 'IN' access gates will be set back into the site which is supported.

A new pedestrian access is proposed adjacent to Lincoln Way in the northeastern corner of the site which will need a section of the verge replacing with footway

construction to provide an adequate area for pedestrians to stand and with a dropped kerb crossing with tactile paving at both sides of Lincoln Way. The area adjacent to the pedestrian gate will need to be paved and drained.

The new pedestrian access will need to be formed under a S278 agreement with Lancashire County Council.

The proposed pedestrian access raises no highway safety concern.

Parking

The withdrawn application 24/0998 showed circa 81 spaces marked on the existing layout and in comparison, this application proposes to retain the existing 62 including 2 disabled bays and 10 cycle parking spaces.

The internal alterations are proposed to result in no loss of on-site parking.

There are no floor areas, use class or employee numbers stated on the application form therefore a calculation of the maximum requirement within the parking standards cannot be provided. However considering the significant proportion of on-site parking is to be retained there is no requirement to provide any additional information.

Sustainable travel

The nearest bus stops are located in excess of 1km walking distance from the site on Chatburn Road and the nearest cycle route is located approximately 1.3km running parallel to the A59.

The walking distance to the nearest bus stops exceeds the guidance in the Highways and Transportation (CIHT) document 'Providing for Journeys on Foot', also the CIHT document 'Guidelines for Planning for Public Transport in Developments' recommends the maximum walking distance to bus stops (400m).

The existing infrastructure is not likely to be conducive to support bus travel.

Conclusion

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. A scheme for the new pedestrian access adjacent to Lincoln Way shall be submitted and approved by the LPA and subsequently constructed prior to first use of the development hereby permitted.
Reason: For highway safety.

Informative note



The grant of planning permission will require the applicant to enter into a S278 Agreement, with the County Council as Highway Authority. The applicant should be advised to contact Lancashire County Council for further information by emailing the Highway Development Control Section at developeras@lancashire.gov.uk .

Kelly Holt
Highway Development Control Engineer
Highways and Transport
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