

## Proposed Residential Development, Higher Standen Drive, Clitheroe Adoption Statement

### Introduction

- 1 This Adoption Statement has been prepared to support the application for 60 dwellings located on land off Higher Standen Drive in Clitheroe.
2. The adoption statement requires the following:

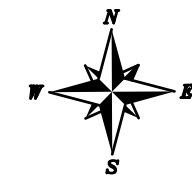
Item	Location	Comments
Estate Road Phasing and Completion Plan	<b>Appendix A</b> Eddisons Dwg No 5016-01	Entire access road to be constructed, then shared parking areas and private drives
Highway Intended for Adoption	<b>Appendix B</b> Eddisons Dwg No 5016-02	Access road including turning heads
LCC Access standard	See below	See below
Street design: a) Manual for Streets b) LCC guidance Creating Civilised Streets: Policy and Design Guidance c) LCC guidance 'Specification for Construction of Estate Roads'	Plan 2 of Transport Statement Proposed Site Layout  Plans 4 of Transport Statement Visibility Assessment  Plans 5 & 6 of Transport Statement Swept Path Analysis	Access road constructed to 5.5m wide with 2m footway on both sides of carriageway to be adopted. Visibility for access points onto Higher Standen Drive based on 30mph (43m splays). Internal visibility based on 20mph (25m splays). Turning heads can accommodate a large refuse vehicle.
Creation of new junctions	Plan 3 of Transport Statement	New access adjoining the existing bellmouth on Higher Standen Drive – as per the site layout plan.
All new roads and footways designed to be accessible and safe to all road users	Plan 2 of Transport Statement Proposed Site Layout	Yes. Dropped kerbs and tactile paving to be incorporated as per the site layout plan.
Non-adopted common areas and maintenance proposal	<b>Appendix C</b> Eddisons Dwg No 5016-03	Shared parking areas and other landscaping will be maintained by a management company.

# APPENDICES

# **APPENDIX A**

## **Estate Road Phasing and Completion Plan**

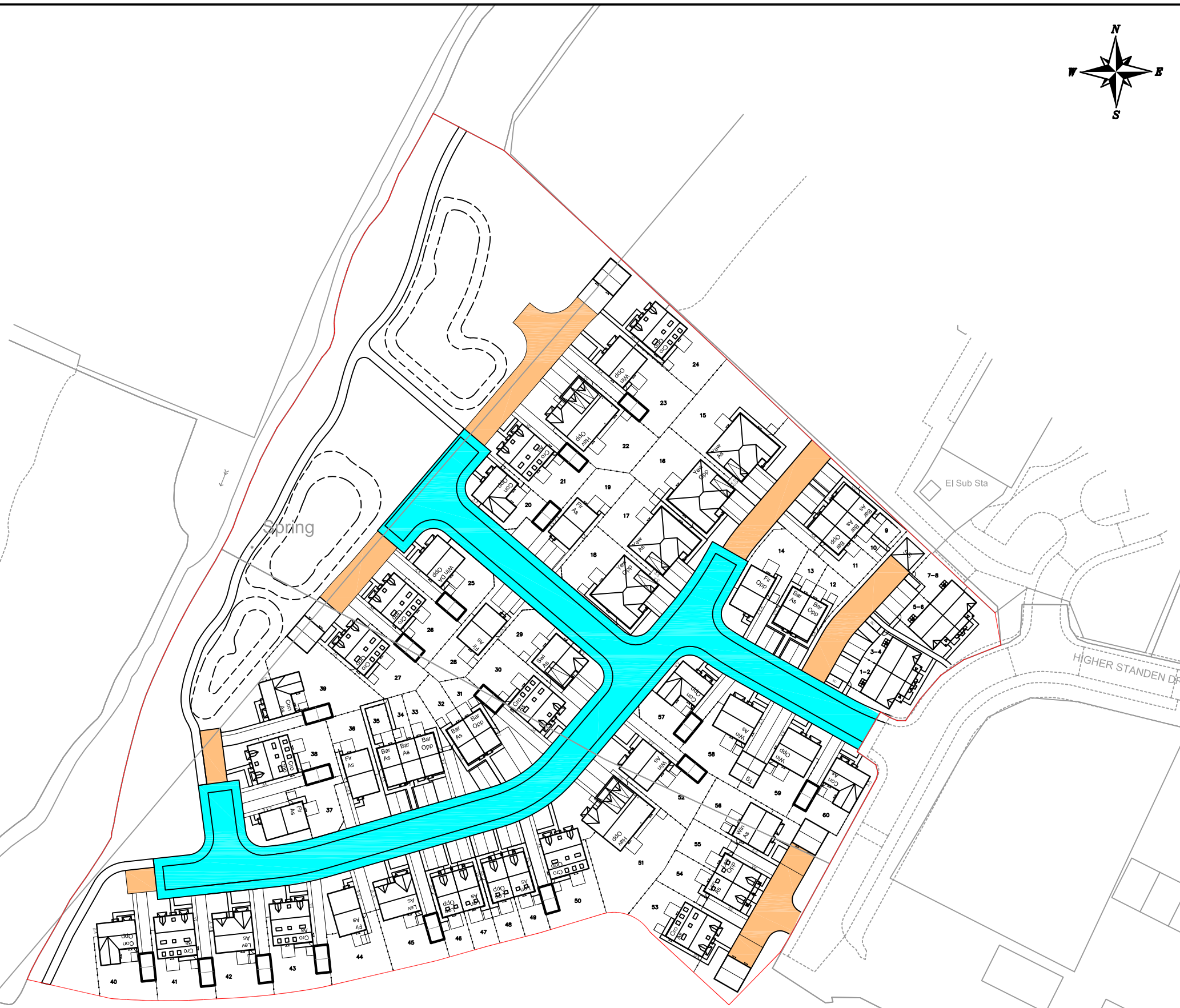
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**NOTES**

THIS IS NOT A CONSTRUCTION DRAWING AND IS FOR INDICATIVE PURPOSES ONLY. THE DRAWING WILL BE SUBJECT TO CHANGE FOLLOWING LOCAL AUTHORITY REVIEW AND CONFIRMATION OF PUBLIC HIGHWAY AND THIRD PARTY LAND BOUNDARIES.

- ENTIRE ACCESS ROAD TO BE CONSTRUCTED FIRST
- FOLLOWING ACCESS ROAD CONSTRUCTION, SHARED PARKING AREAS CONSTRUCTED



A	REVISED SITE LAYOUT	LB	MTC	JAN 26
REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT: **APPLETHWAITE LTD**

PROJECT: **HIGHER STANDEN DRIVE, CLITHEROE**

DRAWING TITLE: **ESTATE ROAD PHASING AND COMPLETION PLAN**

SCALES: **1:1000 @ A3**

DRAWN: LB	CHECKED: TR	DATE: DEC 25
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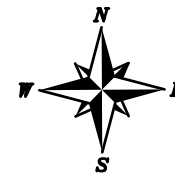
Eddisons  
 340 Deansgate  
 Manchester  
 M3 4LY  
 Email: [info@crofts.co.uk](mailto:info@crofts.co.uk)  
 Tel: 0161 837 7380  
 Web: [www.eddisons.com/services/transport-planning](http://www.eddisons.com/services/transport-planning)

DRAWING NUMBER: <b>5016-01</b>	REVISION: <b>A</b>
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## **APPENDIX B**

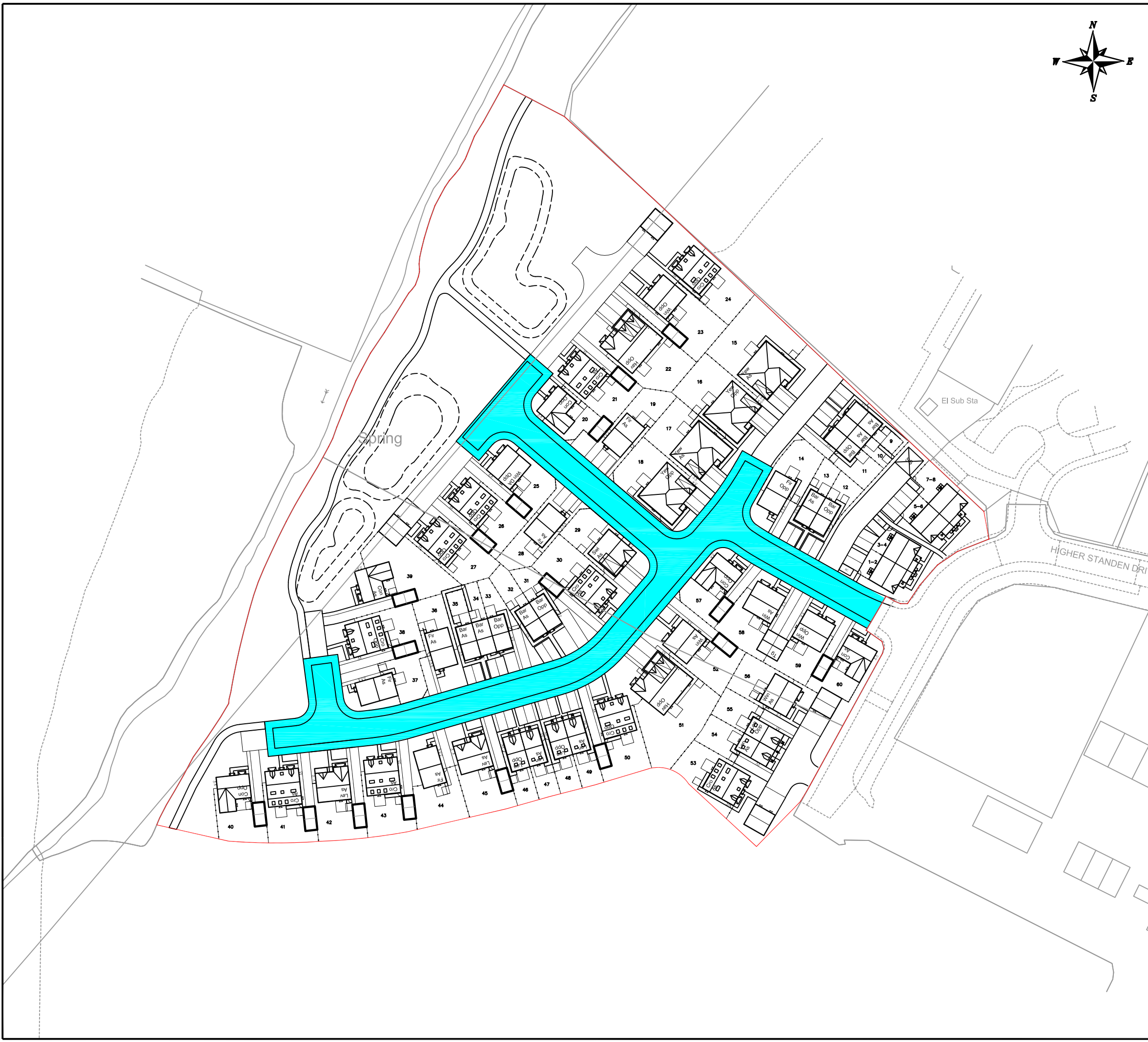
### **Highway Intended for Adoption**



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 EXTENT OF ROAD INTENDED FOR ADOPTION



A	REVISED SITE LAYOUT	LB	MTC	JAN 26
REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT: **APPLETHWAITE LTD**

PROJECT: **HIGHER STANDEN DRIVE, CLITHEROE**

DRAWING TITLE: **HIGHWAY INTENDED FOR ADOPTION**

SCALES: **1:1000 @ A3**

DRAWN: LB	CHECKED: TR	DATE: DEC 25
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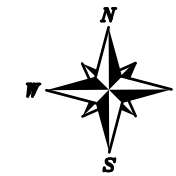
DRAWING NUMBER: 5016-02	REVISION: A
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## **APPENDIX C**

### **Non-adopted common areas and maintenance proposal**

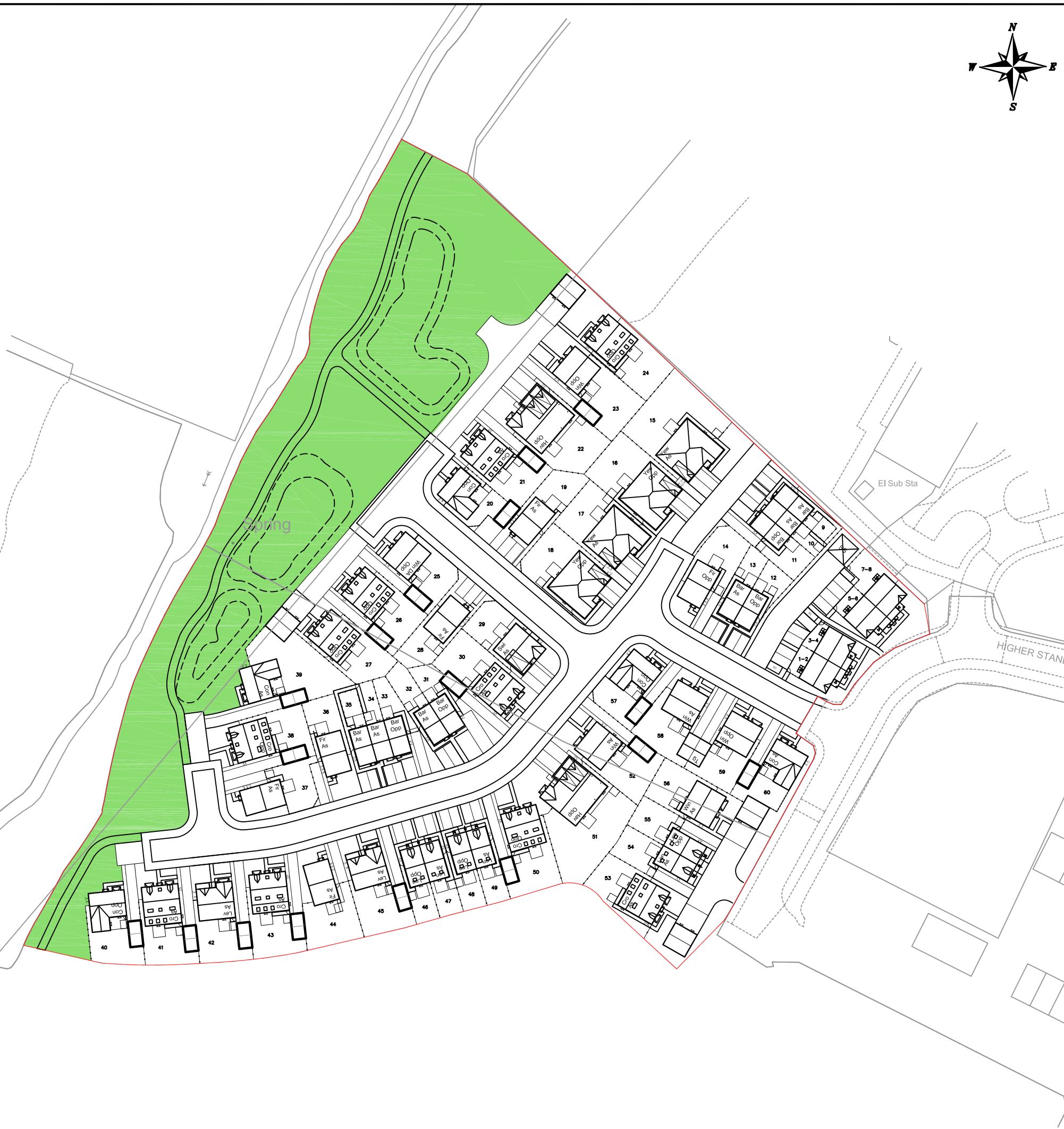
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EXTENT OF AREAS TO BE MAINTAINED BY MANAGEMENT COMPANY



A	REVISED SITE LAYOUT	LB	MTC	JAN 26
REV	DETAILS	DRAWN	CHECKED	DATE

CLIENT: **APPLETHWAITE LTD**

PROJECT: **HIGHER STANDEN DRIVE, CLITHEROE**

DRAWING TITLE: **NON-ADOPTED COMMON AREAS AND MAINTENANCE PROPOSAL**

SCALES: **1:1000 @ A3**

DRAWN: LB	CHECKED: TR	DATE: DEC 25
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DRAWING NUMBER: 5016-03	REVISION: A
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