

Ribble Valley Borough Council

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Your ref: 3.2026.0314

Our ref: D3.26.0314

Date: 3rd June 2026

App no: 3.2026.0314

Address: Land at Highmoor Farm Clitheroe

Proposal: Approval of details reserved by condition 18 (Travel plan), condition 19 (Construction Management Plan), condition 23 (Surface Water Drainage Scheme) and condition 25 (Construction Environmental Management Plan) on planning permission 3/2020/0601.

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.

Condition 18 – Travel Plan

Prior to the first use of the development hereby permitted, a detailed Travel Plan shall be submitted to, and approved in writing, by the Local Planning Authority. The Travel Plan shall be implemented within the timescale set out in the approved plan and will be audited and updated at intervals not greater than 18 months to ensure that the approved Plan is carried out. Reason: To promote and provide access to sustainable transport options.

We note the condition wording however we request that the reviews are undertaken annually rather than every 18 months as an annual review every 5 years is consistently applied across the County.

Subject to this there is no objection to the discharge of this condition.

Condition 19 - CTMP

FP0301010 is proposed to be temporary closed for the duration of the works. The developer must ensure that the formal statutory procedure is followed with LCC/RVBC prior to the closure of the public footpath.

Subject to this there is no objection to the discharge of this condition.

Kelly Holt
Highway Development Control Engineer

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